



**AGENDA**  
**REGULAR CITY COUNCIL**  
**SUCCESSOR AGENCY MEETING**  
**TUESDAY, JANUARY 22, 2013, 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVE.**

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**CITY COUNCIL:**

Mayor Curtis W. Morris  
Mayor Pro Tem Emmett Badar  
Councilmember Denis Bertone  
Councilmember John Ebiner  
Councilmember Templeman

**1. CALL TO ORDER AND FLAG SALUTE**

**2. ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time and ask to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

**3. CONSENT CALENDAR**

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

**RESOLUTION 2013 - 05, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF JANUARY, 2013.**

b. Approval of minutes for the regular City Council meeting of January 8, 2013

c. A request to add Chapter 18.22 to the San Dimas Municipal Code establishing standards for granting density bonuses as required by Government Code Section 65915

**ORDINANCE 1214, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-05 ADDING CHAPTER 18.22 REGARDING DENSITY BONUSES TO THE SAN DIMAS ZONING CODE SECOND READING AND ADOPTION**

d. A request to add Chapter 18.44 to the San Dimas Municipal Code establishing the MF-30 Zone -

**ORDINANCE 1215, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-06 ADDING CHAPTER 18.44 MF-30 ZONE TO THE SAN DIMAS ZONING CODE SECOND READING AND ADOPTION**

- e. Approval of "As Built" Bicycle Traffic Safety Re-Stripe Plan on San Dimas Avenue between Avenida Loma Vista to Avenida Domingo
- f. Adopt Resolution 2013 – 06, Annual Update of Parking Prohibition on Certain City Streets
- g. Approve State COPS Grant Budget

END OF CONSENT CALENDAR

**4. PUBLIC HEARINGS**

- a. Proposed CDBG Program FY 2013-14 Projected Use of Funds
- b. MUNICIPAL CODE TEXT AMENDMENT 12-07 – a request to delete Chapter 18.151 (Senior Citizen Housing Developments) from the Zoning Code

**ORDINANCE 1216, APPROVING MUNICIPAL CODE TEST AMENDMENT 12-07, A REQUEST TO DELETE CHAPTER 18.151 (SENIOR CITIZEN HOUSING DEVELOPEMENTS) FIRST READING AND INTRODUCTION**

- c. Consideration of Municipal Code Text Amendment 12-08 – a request to add Chapter 18.40 to the San Dimas Municipal Code establishing the Affordable Housing Overlay Zone

**ORDINANCE 1217, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-08, A REQUEST TO ADD CHAPTER 18.40 TO THE SAN DIMAS MUNICIPAL CODE ESTABLISHING THE AFFORDABLE HOUSING OVERLAY ZONE FIRST READING AND INTRODUCTION**

- d. Consideration of Zone Change 12-01 – a request to add Affordable Housing Overlay Zone, Area 1, at the Northwest corner of San Dimas Avenue and Allen Avenue (APN: 8392-012-900)

**ORDINANCE 1218, APPROVING ZONE CHANGE 12-01, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 1 (AHO-1) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE 210 FREEWAY, WEST OF SAN DIMAS AVENUE, NORTH OF ALLEN AVENUE AND EAST OF CATARACT AVENUE FIRST READING AND INTRODUCTION**

- e. Consideration of Zone Change 12-02 – a request to add Affordable Housing Overlay Zone, Area 2, to the properties located South of the AT&SF Railroad, East of San Dimas Avenue, North of Arrow Highway, and West of Walnut Avenue

**ORDINANCE 1219, APPROVING ZONE CHANGE 12-02, A REQUEST TO CHANGE THE ZONING TO ADD AFFORADABLE HOUSING OVERLAY ZONE 2 (AHO-2) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE AT&SF (GOLD LINE) RAILROAD, EAST OF SAN DIMAS AVENUE, NORTH OF ARROW HIGHWAY AND WEST OF WALNUT AVENUE FIRST READING AND INTRODUCTION**

**5. PLANNING MATTERS**

- a. Receive and file Electrical Energy Action Plan
- b. Report on the 2013 Homeless Count to be conducted Tuesday January 29, 2013

Verbal Update

**6. OTHER BUSINESS**

- a. Successor Agency Update -Verbal Report

**7. ORAL COMMUNICATIONS**

- a. Members of the Audience (Speakers are limited to five (5) minutes or as may be determined by the Chair.)
- b. City Manager
  - (1) Los Angeles County Clean Water Clean Beaches Measure – Discussion Update
  - (2) Possible dates for joint meeting with Planning Commission on 2014 Housing Element - Verbal
- c. City Attorney
- d. Members of the City Council
  - 1) Councilmembers' report on meetings attended at the expense of the local agency.
  - 2) Individual Members' comments and updates
    - a) Metro Gold Line Project Update

**8. CLOSED SESSION**

**(Recess to closed session pursuant to Government Code 54957)**

- a. Public Employee Performance Evaluation  
Title: City Manager

**9. ADJOURNMENT**

The next meeting is February 12, 2013, 7:00 p.m.

**AGENDA STAFF REPORTS:** COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET:  
<http://www.cityofsandimas.com/minutes.cfm>.

**SUPPLEMENTAL REPORTS:** AGENDA RELATED WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER DISTRIBUTION OF THE AGENDA PACKET SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY CLERK'S OFFICE DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

**POSTING STATEMENT:** ON January 18, 2013, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL) 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE); VONS SHOPPING CENTER (Puente/Via Verde) AND THE CITY'S WEBSITE AT [www.cityofsandimas.com/minutes.cfm](http://www.cityofsandimas.com/minutes.cfm).

**RESOLUTION NO. 2013-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTH OF  
JANUARY 2013**

WHEREAS, the following listed demands have been audited by the Director of Finance;  
and

WHEREAS, the Director of Finance has certified as to the availability of funds for  
payment thereto; and

WHEREAS, the register of audited demands have been submitted to the City Council for  
approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Dimas  
does hereby approve Warrant Register: 1/30/2013; 142688 through 142829 in the amount of  
\$793,412.20.

PASSED, APPROVED AND ADOPTED THIS 22<sup>nd</sup> DAY OF JANUARY 2013.

\_\_\_\_\_  
Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

\_\_\_\_\_  
Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City  
Council of the City of San Dimas at its regular meeting of January 22<sup>nd</sup>, 2013 by the following  
vote:

AYES: Councilmembers Badar, Bertone, Ebner, Templeman, Morris  
NOES: None  
ABSTAIN: None  
ABSENT: None

\_\_\_\_\_  
Deputy City Clerk



***THE WARRANT DISBURSEMENT  
JOURNAL IS NOT AVAILABLE TO  
VIEW THROUGH LASERFICHE***

***A PAPER COPY IS AVAILABLE IN THE  
FINANCE DEPARTMENT***

***SORRY FOR ANY INCONVENIENCES.***

***DOCUMENT IMAGING DEPT.***

**ORDINANCE NO. 1214**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS  
APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-05 ADDING CHAPTER  
18.22 REGARDING DENSITY BONUSES TO THE ZONING CODE**

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS  
FOLLOWS:**

**SECTION 1.** Subsection B of Section 18.42.040 is deleted.

**SECTION 2.** Add Chapter 18.22 DENSITY BONUS, as set forth in  
attached Exhibit A, to the San Dimas Zoning Code.

**SECTION 2.** This Ordinance shall take effect 30 days after its final  
passage, and within 15 days after its passage the City Clerk shall cause it to be  
published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the  
City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED THIS 22nd DAY OF JANUARY, 2013.**

\_\_\_\_\_  
Curt Morris, Mayor of the City of San Dimas

ATTEST:

\_\_\_\_\_  
Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify  
that Ordinance No. 1214 was regularly introduced at the regular meeting of the City  
Council on January 8<sup>th</sup>, 2013, and was thereafter adopted and passed at the regular  
meeting of the City Council held on January 22nd, 2013 by the following vote:

AYES: Councilmembers Badar, Bertone, Ebner, Templeman, Morris  
NOES: None  
ABSENT: None  
ABSTAIN: None

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I  
caused a copy of Ordinance 1214 to be published in the Inland Valley Daily Bulletin.

\_\_\_\_\_  
Debra Black, Deputy City Clerk

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# EXHIBIT A

## Chapter 18.22 DENSITY BONUS

### Section 18.22.010 Purpose

This Chapter is established to set forth standards providing for incentives or concessions for lower income housing units and child care facilities when an applicant seeks a density bonus. This Chapter is intended to implement and comply with Government Code Section 65915.

### Section 18.22.020 Definitions

As used in this Chapter the following definitions are provided:

- A. "Child care facility" means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.
- B. "Concession or incentive" means any of the following:
1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.
  2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
  3. Other regulatory incentives or concessions proposed by the developer or the city, that result in identifiable, financially sufficient, and actual cost reductions.
- C. "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, or other local condition, law, policy, resolution, or regulation.
- D. "Housing development" means a development project for five or more residential units. Also includes a subdivision or common interest development, as defined in Section 1351 of the Civil Code, approved by the city, and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in Section 65863.4(d) of the Planning and Zoning Law, where the result of the rehabilitation would be a net increase in available residential units.

E. "Maximum allowable residential density" means the density allowed under the zoning ordinance and land use element of the general plan, or if a range of density is permitted, means the maximum allowable density for the specific zoning range and land use element of the general plan applicable to the project. Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan, the general plan density shall prevail.

F. "Rounding of density or parking calculations" means any density or parking calculation resulting in fractional units shall be rounded up to the next whole number.

G. "Site" means the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

**Section 18.22.030 Residential Density Bonus**

A. For a housing development in any residential zone or residential specific plan providing a specified minimum percentage of the total units in the applicable specified category, the following density bonus shall be granted:

Percent of Total Units <sup>1</sup>	Categories			
	Low Income <sup>2</sup>	Very Low Income <sup>3</sup>	Senior Citizen <sup>4</sup>	Moderate Income <sup>5</sup>
5	0	20	0	0
6	0	22.5	0	0
7	0	25	0	0
8	0	27.5	0	0
9	0	30	0	0
10	20	32.5	20	5
11	21.5	35		6
12	23			7
13	24.5			8
14	26			9
15	27.5			10
16	29			11
17	30.5			12
18	32			13
19	33.5			14
20	35			15
21				16
22				17
23				18
24				19
25				20
26				21
27				22
28				23
29				24
30				25

31				26
32				27
33				28
34				29
35				30
36				31
37				32
38				33
39				34
40				35

1. Total units does not include units added by a density bonus awarded pursuant to Section 18.22.030 of this Chapter.
2. Lower income households as defined by Section 50079.5 of the Health and Safety Code.
3. Very Low Income households as defined by Section 50105 of the Health and Safety Code.
4. Senior citizen housing developments, as defined in Sections 51.3 and 51.12 of the Civil Code, or mobile home parks that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code.
5. A common interest subdivision as defined by Section 1351 of the Civil Code for persons and families of moderate income, as defined by Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

B. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, zoning change or other discretionary approval.

C. Continued affordability of any low and very low income units that qualified for a density bonus awarded pursuant to this Section shall be ensured by appropriate recorded instruments and/or agreements for a minimum of thirty years, subject to the following additional standards, where applicable.

1. A longer time period may be required where specified by the construction or mortgage financing program, mortgage insurance program or rental subsidy program.
2. Rents for low and very low income units shall be set at an affordable rent, as defined by Section 50053 of the Health and Safety Code.
3. Owner occupied units shall be available at an affordable housing cost as defined in Section 50052.5 of the Health and Safety Code.

D. An equity sharing agreement shall be required for any density bonus awarded in a common interest development, as defined by Section 1352 of the Civil Code, unless such an agreement is in conflict with the requirements of another public funding source or law.

1. The initial occupant of moderate income units shall be persons and families of moderate income, as defined by Section 50093 of the Health and Safety Code, and any such units shall be offered at an affordable housing cost, as that cost is defined by Section 50052.5 of the Health and Safety Code.
2. The equity sharing agreement shall comply with Section 65915(c)(2) (A) through (C) of the Planning and Zoning Law.

## Section 18.22.040 Additional Residential Density Bonus

A. When a donation of land meeting certain specified standards is made to the city in conjunction with a tentative subdivision map, a parcel map or other residential development proposal, a 15 percent increase above the otherwise allowable maximum residential density for the entire development as follows:

Percentage of Very Low Income Units	Density Bonus Percentage	Percentage of Very Low Income Units	Density Bonus Percentage
10	15	21	26
11	16	22	26
12	17	23	28
13	18	24	29
14	19	25	30
15	20	26	31
16	21	27	32
17	22	28	33
18	23	29	34
19	24	30	35
20	25		

B. This residential density bonus shall be in addition to any increase granted pursuant to Section 18.22.030 up to a maximum combined mandated density increase of 35 percent if a density increase is requested pursuant to both Sections.

C. Any such additional density bonus pursuant to this Section shall satisfy all of the following conditions:

1. The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.
2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.
3. The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in Section 65583.2(c) (3) of the Planning and Zoning Law, and is or will be served by adequate public facilities and infrastructure.
4. The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the City may subject the proposed development to subsequent design review to the extent authorized by Section 65583.2(i) of the Planning and Zoning Law if the design is not reviewed by the City prior to the time of transfer.
5. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with Section 65583.2(c)(1)

and (2) of the Planning and Zoning Law, which shall be recorded on the property at the time of the transfer.

6. The land is transferred to the City or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.
7. The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one-quarter mile of the boundary of the proposed development.
8. A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

**Section 18.22.050 Concession or Incentive**

A. In conjunction with a density bonus granted pursuant to Section 18.22.030, concessions or incentives, as defined herein, may be requested and shall be granted as follows:

Number of Concessions or Incentives	Percentage of Total Units by Project Type		
	Very Low Income	Lower Income	Moderate Income
1	5	10	10
2	10	20	20
3	15	30	30

B. A requested concession or incentive may not be allowed only if, based upon substantial evidence, any of the following written findings are made:

1. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).
2. The concession or incentive would have a specific adverse impact, as defined in Section 65589.5(d)(2) of the Planning and Zoning Law, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
3. The concession or incentive would be contrary to state or federal law.

**Section 18.22.060 Waiver or Reduction of Development Standards**

A. In conjunction with a density bonus granted pursuant to Section 18.22.030 or a concessions or incentives granted pursuant to Section 18.22.050, a waiver or reduction of development standards, as defined herein, may be requested and shall be granted where the development standard will have the effect of physically precluding the construction of the development.

B. A request for the waiver of a development standard pursuant to this Section shall neither reduce nor increase the number of incentives or concessions allowed pursuant to Section 18.22.050.

C. A requested waiver or reduction of a development standard may not be allowed only if, based upon substantial evidence, any of the following written findings are made:

1. The concession or incentive is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).
2. The concession or incentive would have a specific adverse impact, as defined in Section 65589.5(d)(2) of the Planning and Zoning Law, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
3. The concession or incentive would be contrary to state or federal law.

**Section 18.22.070 Parking Standards**

A. In conjunction with a density bonus granted pursuant to Section 18.22.030, upon request, parking standards, including handicapped and guest parking, shall not exceed the following:

Number of Bedrooms	Maximum Number of Parking Spaces per Bedroom
0-1	1
2-3	2
4+	2.5

B. For purposes of this Subsection, a development may provide "onsite parking" through tandem parking or uncovered parking, but not through on-street parking.

C. An applicant may request parking incentives or concessions beyond those provided in the subdivision pursuant to Section 18.22.050.

**Section 18.22.080 Child Care Facility Bonus**

A. Where a child care facility, as defined herein, is located on the premises of, as part of, or adjacent to, a project which includes a density bonus granted pursuant to Section 18.22.030 either of the following shall be granted:

1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.

2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

B. Where such a child care facility is approved, the following standards shall apply:

1. The child care facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to Section 18.22.030.C or D, as applicable.

2. Of the children who attend the child care facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to Section 18.22.030.A, as applicable.

### **Section 18.22.090 Condominium Conversion Incentives**

A. When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33 percent of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code, or 15 percent of the total units of the proposed condominium project to lower income households as defined in Section 50079.5 of the Health and Safety Code, and agrees to pay for the reasonably necessary administrative costs incurred by the city, the city shall either:

1. Grant a density bonus for an increase in units of 25 percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion; or,

2. Provide other incentives of equivalent financial value which may include the reduction or waiver of requirements which the City might otherwise apply as conditions of approval for the conversion. The City is not required to provide cash transfer payments or other monetary contributions.

B. Reasonable conditions may be placed such on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of low and moderate income or lower income households.

C. If a preliminary proposal is submitted pursuant to the Section, the City shall, within 90 days of receiving a written proposal, notify in writing of the manner in which it will comply with this Section.

D. Nothing in this Section shall be construed to require the City to approve a proposal to convert apartments to condominiums.

E. An apartment project which was granted a density bonus pursuant to Section 18.22.030 or concessions or incentives pursuant to Section 18.22.050 is not eligible to receive a density bonus or incentives pursuant to this Section.



## MEMORANDUM

**DATE:** January 22, 2013  
**TO:** Mayor and City Council  
**FROM:** Larry Stevens, Assistant City Manager for Community Development  
**SUBJECT:** Ordinance No. 1215 – Municipal Code Text Amendment 12-06

The attached Ordinance with a revision related to SROs was introduced at the City Council meeting of January 8, 2013.

The matter of SROs was reviewed by the Planning Commission on January 9, 2013 to determine if the Planning Commission had any concerns regarding the revision. The Planning Commission reports that they agree with the revision.

**ORDINANCE NO. 1215**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS  
APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-06, ADDING CHAPTER  
18.44 MF-30 ZONE TO THE SAN DIMAS ZONING CODE**

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS  
FOLLOWS:**

**SECTION 1.** Add a definition for single room occupancy uses as Section 18.08.515 as follows:

18.08.515 Single room occupancy uses.

"Single room occupancy uses" means a guest room or efficiency unit, as defined by California Health and Safety Code section 17958.1, intended or designed to be used, or which is used, rented, or hired out, to be occupied, or which is occupied, as a primary residence, by guests.

**SECTION 2.** Add Chapter 18.44 MF-30 ZONE as set forth in attached Exhibit A.

**SECTION 3.** This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED THIS 22nd DAY OF January, 2013.**

\_\_\_\_\_  
Curt Morris, Mayor of the City of San Dimas

ATTEST:

\_\_\_\_\_  
Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1215 was regularly introduced at the regular meeting of the City Council on January 8, 2013 and was thereafter adopted and passed at the regular meeting of the City Council held on January 22, 2013 by the following vote:

AYES:	Councilmembers Badar, Bertone, Ebiner, Templeman, Morris
NOES:	None
ABSENT:	None
ABSTAIN:	None

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance 1215 to be published in the Inland Valley Daily Bulletin.

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Debra Black, Deputy City Clerk

# EXHIBIT A

## Chapter 18.44 MULTIPLE-FAMILY THIRTY UNITS PER ACRE (MF-30) ZONE

### 18.44.010 Purpose.

The purpose of the MF-30 zone is to provide for the development of high density multiple-family projects, to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, to provide opportunities at a density deemed appropriate to accommodate lower income households by Section 65583.2 (c) (3) (B) (iv) of the Planning and Zoning Law and to ensure integrated design and unified control of design.

### 18.44.020 Uses permitted.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses. All uses shall be subject to the property development standards set forth in this chapter.

#### A. Primary Uses.

1. Apartments, condominiums, townhouses and similar multiple-family developments.
2. Senior citizen housing projects.
3. Transitional and supportive housing.

#### B. Incidental Uses.

1. Home occupations.
2. Household pets, provided that not more than three such pets or any combination thereof may be kept.
3. Day care centers, day nurseries, and nursery schools as an accessory use only.

### 18.44.030 Uses permitted by conditional use permit.

The following uses shall be permitted pursuant to the provisions of Chapter 18.200:

- #### A. Single room occupancy uses

### 18.44.040 Density.

All developments in the MF-30 Zone shall provide a minimum of thirty (30) dwelling units per acre. A density bonus exceeding 30 dwelling units per acre shall be granted for any development that provides affordable housing pursuant to Chapter 18.22.

**18.44.050 Property development standards.**

The following property development standards shall apply to all land and buildings in the MF-30 zone. Any development standard is subject to an incentive or concession pursuant to Section 18.22.050 and/or a waiver or reduction pursuant to Section 18.22.060.

- A. Site Area. There is no minimum site area.
- B. Building Height.
  - 1. No building or structure erected in this zone shall have a height greater than forty five feet or three and one-half stories.
- C. Yards.
  - 1. Front. There shall be a front yard setback of fifteen feet extending across the full width of the lot or parcel.
  - 2. Side. Side yard setbacks shall be as follows:
    - a. When multifamily structure is adjacent to properties zoned for single-family use: thirty feet for two or more stories.
    - b. When multifamily structure is not adjacent to properties zoned for single-family use: fifteen feet.
    - c. When side yard is contiguous to a public street: fifteen feet.
    - d. In all cases, there shall be a minimum of five feet of landscaped setback adjacent to side property lines which shall be free from all structures, driveways, parking, trash enclosures and similar facilities.
  - 3. Rear. The minimum rear yard shall be twenty feet. Vehicular access and parking may be provided within a rear yard and, in such event, the setback shall be thirty feet; five feet of such yard nearest the property line shall be landscaped.
- D. Projections into Rear or Side Yards.
  - 1. Garages or carports may be located on side or rear property lines except when the yard is contiguous to a single-family residential zone or adjacent to a street.
  - 2. Eaves, balconies, patio roofs and exterior stairways may project not more than fifty percent into the required yard.

3. Fireplaces may project not more than twenty-four inches.

E. Floor Area of Dwelling Units. The minimum floor area per dwelling unit for apartment, transitional, supportive housing and other types of rental housing shall be:

1. Units with no bedrooms: four hundred fifty square feet.

2. Units with one bedroom: six hundred square feet.

3. Units with two bedrooms: seven hundred fifty square feet.

4. Units with three bedrooms or more, additional area for each bedroom exceeding two: two hundred square feet.

F. Open Green Areas. A minimum of twenty five percent of the total lot or parcel area shall be maintained as usable open green areas.

1. Open green areas shall be conveniently located and easily accessible from all dwelling units.

2. Open green areas may include swimming pools, putting greens, court game facilities, playground areas and recreational buildings.

3. When a development includes one or more units containing more than two bedrooms, a portion of the open green area required by this chapter shall be improved with playground equipment intended specifically for use by children. The size, location and design of said area shall be established in conjunction with the project approval.

4. Open green areas shall not include streets, vehicle parking areas or accessways; distance between buildings of less than ten feet, or required yard setbacks.

G. Utilities.

1. All utility services shall be installed underground.

2. For condominiums and other multiple-family projects with individual ownership, each unit shall have individual water, sewer and utility connections and each utility that is consumed within the unit shall be separately metered and/or have a separate lateral, as appropriate.

H. Landscaping. All required yards, spaces between buildings, and open green areas shall be landscaped pursuant to an approved landscape plan in compliance with Chapter 18.14.

I. Refuse Storage. All outdoor trash, garbage and refuse storage shall be screened on all sides from view by a minimum six-foot-high decorative concrete block or masonry wall and the opening provided with a durable wood or metal gate. They shall be provided with hose bibs for maintenance and shall be of adequate number and be conveniently located for all units. Facilities shall be of adequate size to accommodate recycling facilities.

J. Lighting. All lighting of the buildings, landscape areas and storage areas shall be placed so as to not reflect onto adjoining properties. When necessary, a detailed lighting plan may be required.

K. Mechanical Equipment. All ground mechanical equipment shall be screened behind a permanent structure. All rooftop mechanical equipment shall be completely screened by architectural components integral to the design of the building.

L. Off-Street Parking. The provisions of Chapter 18.156 shall apply. For an eligible project, when requested, the parking standards set forth in Section 18.22.070 shall apply.

M. Signs. The provisions of Chapter 18.152 shall apply.

N. Laundry Facilities. When laundry facilities are not provided in each unit, such facilities shall be provided within a totally enclosed permanent building, convenient to all units, and provided with automatic washers and dryers.

O. Fences and Walls.

1. Required. Where an MF-30 zone abuts a single-family residential zone, there shall be a decorative masonry wall not less than six feet in height erected along and adjacent to the property line, except that such wall shall be reduced to not more than forty-two inches in height, or may be eliminated, in any required yard abutting a street.

2. Permitted. Walls and retaining walls not greater than six feet in height shall be permitted on or within all rear and side property lines on interior lots and corner lots when abutting a street, on or to the rear of all front setback lines.

**18.44.060 Development plan approval.**

Before any building or structure is erected in this zone, a development plan shall have been submitted and approved in accordance with the provisions of Chapter 18.12.



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the Meeting of January 22, 2012*

**From:** Krishna Patel, Director of Public Works 

**Subject:** **Approval of "As Built" Bicycle Traffic Safety Re-Stripe Plan on San Dimas Avenue between Avenida Loma Vista to Avenida Domingo**

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## **BACKGROUND**

At the November 27<sup>th</sup> meeting, City Council approved the Traffic Safety Committee's recommendation of implementing Option 2 which was to restripe and shift approximately 1500 linear feet of existing westerly bike lane, 5' east on San Dimas Avenue between Avenida Loma Vista to Avenida Domingo due to rough pavement conditions caused by underlying bedrock heaving.

In addition to shifting the westerly bike lane, the Council also approved the restriping of the entry to Avenida Domingo at San Dimas Avenue. The above mentioned striping modification plans were preapproved by RKA Group and were reviewed by the City Traffic Engineer.

The approval provided for both cyclists and vehicles travelling south on San Dimas Avenue with a dedicated right turn lane to Avenida Domingo. Once past the entrance to Avenida Domingo, the bicycle lane by means of striping, transition back to the existing bike lane and also include a painted gore area south of Avenida Domingo.

## **DISCUSSION**

Between December 6 to December 7 during the process of sandblasting the existing striping and cat tracking the new plans, it became apparent that the approved engineered plans would have to be adjusted to meet existing street conditions. Then in consultation with RKA and the City Traffic Engineer the plans were revised accordingly and San Dimas Avenue was restriped in the following manner:

1. The length of the transition lane of the bike lane modification s/o of Avenida Loma Vista from existing to 5' width was extended to provide smoother transition than what was designed. The bike lane and painted center median transition lane based on the existing street curvature and previously specified was revised from initial 140 feet to 175 feet and 325 feet to 415 feet, respectively.
2. For additional vehicle and cyclist safety, the Bike Lane was striped at 7 feet, which is 2 feet wider than the minimum. Additional pavements marking depicting Bike Lane Symbols and signs were added to clearly distinguish the bike lane and the vehicle travel lane.
3. At Avenida Domingo and San Dimas Avenue striping was modified to address the concerns about potential line of sight issues due to Edison Vault vents and resident's concerns that the new restriping plan forces the driver exiting Avenida Domingo into high speed (55mph) traffic of San Dimas Avenue which was perceived to create a more potential conflict than current striped lanes as there was a 2<sup>nd</sup> lane for exiting traffic to drive into. As an interim and as previously approved by the Traffic Safety Committee is to restripe up to the north curb return of Avenida Domingo only and monitor the area. In addition to above modification and due to southbound high speed, the standard 6" wide bicycle lane intersection line per Caltrans Standard A20D, detail 39A was increased from 110' to 145 feet to allow additional turning lane for right turn vehicles at Avenida Domingo.

The above 'as-built' attached plan changes were received and approved by Traffic Safety Committee at its January 16<sup>th</sup> meeting.

**RECOMMENDATIONS**

Staff recommends that the City Council approve the attached "as-built" revised plans to restripe San Dimas Avenue (revised Option 2) between Avenida Loma Vista to Avenida Domingo.

Respectfully submitted,



Krishna Patel  
Director of Public Works

01-13-18/kp

Attachments:

- 1) As-built plans





# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the Meeting of January 22, 2013*

**From:** Krishna Patel, Director of Public Works

**Subject:** **Approval of Resolution No. 2013-06, Annual Update of Parking Prohibition on Certain City Streets**

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## DISCUSSION

Section 10.24.095 and 10.24.104 of the San Dimas Municipal Code permits the City Council by resolution to designate certain City Streets in which parking or stopping is prohibited. The attached resolution supersedes previous Resolution No. 2012-08. The resolution reflects several updates to parking restrictions city-wide that have been approved by the Traffic Safety Committee (including any Council approval) in 2010 and 2011, as shown in bold. Some of the changes occurred at the following locations:

### No Parking Any Time

- Covina Boulevard (north east curve between Badillo and Kimberly)
- Covina Boulevard (150' east of 57 Fwy s/b on-ramp)

### Time Limit or Parking Restrictions

- Covina Boulevard (Saints Court – east to 350' west of 57 Fwy s/b on-ramp)

## RECOMMENDATION

Staff recommends that the Council adopt the attached Resolution No. 2013-06 to update all parking prohibitions to date.

Respectfully submitted,

Krishna Patel  
Director of Public Works

01-13-16 kp

Attachment: Resolution No. 2013-06

## RESOLUTION NO. 2013-06

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS PROHIBITING PARKING OR STOPPING OF VEHICLES ON CERTAIN STREETS.

WHEREAS, Sections 10.24.095 and 10.24.104 of the San Dimas Municipal Code permits the City Council, by resolution, to designate streets on which parking or stopping is prohibited; and

WHEREAS, it is determined necessary that parking or stopping be prohibited on certain city streets.

NOW, THEREFORE, the City Council does find, determine, and declare as follows:

SECTION 1. Parking or stopping shall be prohibited as follows:

A. The following streets shall be posted "**NO PARKING ANY TIME**":

<u>STREET</u>	<u>LIMITS</u>	
1	Alleghany Circle	*
2	Allen Avenue	S. side @ Allen Avenue School parking lot
3	Allen Avenue	50' east of driveway to the driveway west of 457 Allen, north side
4	Arrow Highway	Freeway Underpass
5	Blackrock Court	*
6	Bonita Avenue	Along project frontage at SD Canyon Rd (development)
7	Briarwood Lane	*
8	Calaveras Road	E/o Alleghany Circle
9	Carson Court	*
10	Cataract Avenue	N/o Hartman Court
11	Cataract	West side; North of Foothill Boulevard
12	Castlebury Court	*
13	Cedar Creek Lane	*
14	Cienega Avenue	Freeway Underpass
15	Cliffside Drive	*
16	Cottonwood Lane	*
17	Covina Boulevard	Freeway Underpass
18	<b>Covina Boulevard</b>	<b>North east curve between Badillo and Kimberly</b>
19	<b>Covina Boulevard</b>	<b>150' e/o 57Fwy s/b on-ramp</b>
209	Covina Hills Road	100' e/o Paseo Victoria

\*indicates the full street including both sides of the street  
New (2012) installation in **bold** font

21	Covina Hills Road	50' e/o & w/o Calle Francesca
22	Cypress Street	North side – 1,900' w/o Lone Hill Avenue
23	Dallas Road	*
24	Delancey Avenue	West side; Allen Avenue – 130' southerly
25	Delancey Avenue	West side: 150' – 630' n/o Gladstone Street
26	Driftwood Lane	*
27	Eucla Avenue	Fifth Street – north to end
28	Foothill Boulevard	North side; Cataract Avenue – 200' east side of Cataract Avenue
29	Foothill Boulevard	Walnut Avenue – east for 400'
30	Foothill Boulevard	443 east to 448 Foothill Boulevard
31	Gladstone Street	South side; 100' e/o Gladstone School parking lot
32	Greystone Court	*
33	Harwood Court	*
34	Hoover Court	East side only
35	Ironbark Lane	*
36	Knollwood Lane	*
37	Monte Vista Ave	10' north of Park & Ride Parking lot driveway/RR tracks and north of City parking lot driveway
38	Orangewood Lane	*
39	Oxford Court	*
40	Pinewood Lane	*
41	Puddingstone Drive	Full Street, with exception of east side 275' south of Tanglewood
42	Redwood Lane	*
43	Rennell Avenue	Arrow Highway – 270' Northerly
44	Rosewood Lane	*
45	San Antonio Road	*
46	San Dimas Avenue	East side 80' s/o 210 Fwy
47	San Dimas Avenue	210 Fwy underpass
48	San Dimas Canyon Road	Freeway Underpass
49	San Dimas Canyon	Along project frontage at Bonita (w/development)
50	San Carlos Court	*
51	San Lucas Court	*
52	San Luis Rey Drive	*
53	San Marcos Court	*
54	San Pablo Court	*
55	San Simeon Court	*
56	Santa Cruz Court	*
57	Santa Paula Court	*
58	Santa Rosa Court	*
59	Smokewood Lane	*
60	Sycamore Canyon Rd.	East side, north end of San Dimas Canyon

\*indicates the full street including both sides of the street  
New (2012) installation in **bold font**

		Road parking lot to end of street west side: entire length of street
61	Teakwood Lane	*
62	Tiverton Court	*
63	Via Verde Road	150' n/o Covina Hills Road
64	Walnut Avenue	Freeway Underpass
65	Walnut Avenue	East side; AT&SF -- 280' North
66	Wickham Court	*
67	Wildwood Lane	*

B. The following streets shall be posted **"NO PARKING ANY TIME, EXCEPT IN DESIGNATED SPACES"** :

STREETS                      LIMITS                      STREETS                      LIMITS

1	Auburn Road	*	22	Leeds Court	*
2	Beechwood Lane	*	23	Lodi Creek Road	*
3	Bidwell Road	*	24	Lotus Circle	*
4	Bonnieglen Lane	*	25	Malakoff Road	*
5	Caldwell Court	*	26	Meadowglen Lane	*
6	Canyon Hill Road	*	27	Noah Court	*
7	Dalton Road	*	28	Oak Creek Road	*
8	Deer Creek Road	*	29	Ophir Circle	*
9	Derby Road	*	30	Pistol Creek Court	*
10	Downie Circle	*	31	San Creek Road	*
11	El Paso Court	*	32	Shadyglen Lane	*
12	Fernglen Lane	*	33	Stone Creek Road	*
13	Forestglen Lane	*	34	Tarryglen Lane	*
14	Hathaway Rod.	*	35	Tucson Court	*
15	Hartman Court	*	36	Vermilion Creek Road	*
16	Heatherglen Lane	*	37	Via Vaquero	*
17	Hidden Creek Road	*	38	Walker Road	*
18	Hollyglen Lane	*	39	Whisperglen Lane	*
19	Hutchings Court	*	40	Willowglen Lane	*
20	Kelsey Road	*	41	Woodglen Drive	*
21	Kent Drive	*			*

C. The following streets shall be posted **"NO STOPPING ANY TIME"** :

STREETS                      LIMITS

1	Allen Avenue	North Side; 100' e/o Calaveras Road
2	Allen Avenue	North Side @ 615; 50' either side of driveway
3	Arrow Highway	East city limits – west city limits
4	Bonita Avenue	North side; Arrow Hwy. – 940' east
5	Bonita Avenue	South side; Pony Express – 170' west
6	Bonita Avenue	North side, San Dimas Canyon - 600' west

\*indicates the full street including both sides of the street  
New (2012) installation in **bold font**

7	Cataract Avenue	Arrow Highway – Covina Boulevard
8	Cienega Avenue	South side; Lone Hill Avenue – 600' east
9	Cienega Avenue	Valley (Pvt) Court – Oakglen Court
10	Covina Boulevard	Cataract Avenue – 50' w/o Terrace Drive east
11	Foothill Boulevard	Wild Rose Lane – Birchnell Avenue
12	Foothill Boulevard	West entrance Woodglen Drive 50' each side
13	Foothill Boulevard	554 Foothill Blvd. 100' w/o driveway
14	Gladstone Street	South side; Lone Hill Avenue - Railroad crossing @ Costco
15	Gladstone Street	North side; Lone Hill Avenue – 1029 Gladstone Street
16	Gladstone Street	South side; Shellman Avenue – east driveway
17	Gladstone Street	Dallas Road to 50' e/o Monte Vista Avenue
18	Gladstone Street	Delancey Avenue to San Dimas Canyon Road both sides
19	Gladstone Street	Freeway underpass and southside 200' e/o underpass
20	Horsethief Canyon Park Road	West parking lot perimeter and circle
21	Lone Hill Avenue	East side; n/o Overland Ct. – Gladstone Street
22	Lone Hill Avenue	East side; Covina Boulevard – Cienega Avenue
24	Lone Hill Avenue	Arrow Highway – 400' northerly
25	Lone Hill Avenue	Gladstone Street to Saint George west side
26	Overland Court	*
27	Puente Street	West city limit – Via Esperanza both sides
28	Puente Street	North side; 200' e/o Via Verde
29	Puente Street	South side; e/o Via Verde to Calle Leandro
30	Puente Street	West side; west city limits – 68' e/o Via Esperanza
31	Puente Street	West side; 1500' w/o Via Verde
32	Saints Court	West side; Covina Boulevard – 300' south
33	Saints Court	West side; 441' s/o Covina Boulevard – south to end of cul-de-sac
34	Saints Court	East side; Covina Boulevard – south to end
35	San Dimas Avenue	West side; 200' north to 200' s/o Arrow Highway
36	San Dimas Avenue	Via Amarillo – Avenida Domingo
37	San Dimas Avenue	Avenida Domingo 1600'
38	San Dimas Avenue	West side, s/o 57 Fwy
39	San Dimas Avenue	East and west side, between Gladstone Street to Allen Avenue (exception east side on Allen Ave. for 200')
40	San Dimas Avenue	West side from 210 Fwy to 180' s/o 210 Fwy
41	San Dimas Avenue	Both sides from 210 Fwy to Baseline Road
42	San Dimas Avenue	East side, 200' s/o Foothill blvd

\*indicates the full street including both sides of the street  
New (2012) installation in **bold** font



		<b>2:00 P.M. to 3:00 P.M. School Days"</b>
8	Eucla Avenue	R/R Crossing to Alley North of 2 <sup>nd</sup> Street, east side- "2-hour parking"
9	Eucla Avenue	In front of 205 and 209, west side- "2-hour parking"
10	Exchange Place	East side; "20-Minute Parking"
11	Foothill Blvd. Frontage	Birchnell Avenue – 100' west
12	Gladstone Street	North side; 170' e/o Lone Hill Avenue - 630' e/o Lone Hill Avenue, "1 Hour Parking 7:00 A.M. to 6:00 P.M. except Saturdays, Sundays and Holidays"
13	Juanita Avenue	North side; Walnut – first driveway "No Parking 7:30 A.M. to 3:30 P.M. School Days"
14	Lone Hill Avenue	East side; North driveway – 260' south "No Parking 8:00 A.M. to 9:00 A.M. and 3:00 P.M. to 4:00 P.M. School Days"
15	Lone Hill Avenue	East side; South driveway – Cypress Street "No Parking 8:00 A.M. to 9:00 A.M. and 3:00 P.M. to 4:00 P.M., Buses Exempt School Days"
16	Monte Vista Avenue	East side: First Street – 200' south, "1 Hour Parking 9:00 A.M. to 6:00 P.M. except Sunday"
17	Monte Vista Avenue	East side; Bonita Avenue – 300' north "30 Minute Parking"
18	Monte Vista Avenue	West side: Bonita Ave. – 300' north, "1 Hour Parking 9:00 A.M. to 6:00 P.M."
19	Monte Vista Avenue	Fifth Street to Gladstone Street, east side – "No Parking Any Time – Tow Away"
20.	Paseo Victoria	Entrance Sign: "No Parking on Paseo Victoria Monday thru Friday 8:00 A.M. to 10:00 A.M. Except Holidays"
21	Puddingstone Drive	East side 250' s/o of Tanglewood, "No Parking, 10am-5pm, June-Sept"
22	Via Verde Avenue	Covina Hills Road – s/o Camino Del Sur; east side only. "No Parking 8:00 A.M. to 10:00 A.M. Monday thru Friday".
23	Walnut Avenue	West side: Juanita-Fifth, "No Parking During School Hours"
24	Walnut Avenue	West side: AT&SF – 280' north, "2-Hour Parking 8:00 A.M. to 4:00 P.M., Monday thru Friday"
25	Walnut Avenue	East side; Juanita Avenue to Fifth Street "No Parking 7:30 A.M. to 3:30 P.M. School Days"
26	Walnut Avenue	S/o Foothill Boulevard – Baseline Road east & west side of street "2 Hour Parking 9:00 A.M. to 3:00 P.M. Monday thru Friday"
27	Walnut Avenue	N/o Cannon Avenue - Harwood Court west side only; "No Parking Any Time – Tow Away"
28	Walnut Avenue	Cannon Avenue to Puddingstone Drive, both sides – "No Parking Any Time – Tow Away"

F. All signs and markings regulating parking and stopping which exist in the City on the date of adoption of this resolution which were erected and placed by the officers and officials of the City, are declared to be the official traffic signs and regulations of the City and all matters pertaining thereto are ratified and confirmed by the City Council.

SECTION 2. The Director of Public Works of the City of San Dimas is hereby directed to post said streets with signs as indicated giving notice thereof that no person shall stop, stand, or park any vehicle contrary to said signs.

SECTION 3. This resolution supersedes Resolution Nos. 2012-08.

APPROVED AND ADOPTED this \_\_\_\_\_ of \_\_\_\_\_, 2013.

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Curtis W. Morris  
Mayor of the City of San Dimas

01-13-15 kp



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of January 22, 2013*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Ken Duran, Assistant City Manager

**SUBJECT:** 2012-13 COPS Grant Budget

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## ***SUMMARY***

The City will be receiving \$100,000 this year from the State COPS grant program. The funds can be used to supplement law enforcement. Staff is recommending a budget for the expenditure of the funds this year.

## **BACKGROUND**

For a number of years the State budget has included a supplemental law enforcement grant program known as COPS. For the past several years the amount available to the City has been \$100,000. Also in the past several years, the status of the continued funding of the COPS program has not been known when the City adopts its annual budget. This year was no different. It appeared that the funds were included in the State's budget but we decided to wait until we actually received the funds from the State before committing them. We now have received the first installment of the \$100,000 grant.

The City's adopted budget for FY 2012-13 did not include the grant funding. Therefore, the City needs to adopt a budget for expenditure of the grant funds. Since 2008 the City has used the majority of the funds to offset a portion of the expenses of the School Resource Officer position and the contract Probation Officer position. Staff would recommend that we continue with the practice this year. In addition to those expenditures staff consulted with Captain Slawson on department needs for a portion of the funds. He has requested that funds be

allocated for directed patrol (overtime expense for special operations) and miscellaneous special equipment.

In addition to this years \$100,000 grant there are \$11,031 in unspent grant funds from last year making the total funds available of \$111,031.

Therefore, the recommended 2012-13 COPS Budget is:

School Resource Officer	\$50,000
Probation Officer	\$35,000
Directed Patrol	\$15,000
Equipment	\$11,031

**RECOMMENDATION**

The recommended budget would provide partial funding for the School Resource Officer position and contract Probation Officer position, as we have done the past several years. Since both of these entire positions were budgeted in the General Fund, the use of \$85,000 of Grant Funds will relieve that amount of funds from the General Fund. \$15,000 for directed patrol will allow the Station to provide overtime for special operations and also provide \$11,031 for discretionary equipment needs. Therefore, staff recommends that the City Council approve the recommended budget for the 2012-13 COPS Grant.



## AGENDA ITEM STAFF REPORT

**TO:** Honorable Mayor and Members of the City Council  
For the Meeting of January 22, 2013

**FROM:** Larry Stevens, Assistant City Manager – Community Development

**INITIATED BY:** Ann Garcia, Community Development

**SUBJECT:** Proposed CDBG Program FY 2013-14 Projected Use of Funds

### **SUMMARY**

*The Housing Division is in the process of planning activities for FY 2013-2014 Community Development Block Grant Program (CDBG) Year.*

*The proposed FY 2013-2014 programs are greatly influenced by the City's limited allocation of CDBG funds and the success of implementing good viable CDBG projects.*

### **BACKGROUND**

Each year, Community Development Block Grant (CDBG) funds are allocated to cities by the Department of Housing and Urban Development (HUD) which is administered through the Los Angeles County Community Development Commission (CDC). Participating cities receive funding based upon the number of cities participating in the County's program, community development need, and a city's commitment to provide housing, economic and community development opportunities.

Projects must be implemented according to the 1974 Housing and Community Development Act and the National Affordable Housing Act passed by Congress in 1990. Consequently, our preparation for the FY 2013-14 program year will be regulated in a manner consistent with these laws.

Activities carried out with CDBG funds must address at least one of the national objectives of the CDBG program which include:

- ✓ Benefiting low and moderate income persons,
- ✓ Addressing slum or blight; or,
- ✓ Meeting a particular urgent community development need.

Activities may include, but are not limited to, public facilities and improvements, acquisition and relocation, public services and housing improvement/rehabilitation programs. Applicable statutes and regulations place specific requirements on certain activities such as a limitation on the amount of CDBG funds which may be used for public services, planning and administration costs.

### **DISCUSSION/ANALYSIS**

The City of San Dimas strives to maintain a safe, decent and sanitary environment for all of its residents. Therefore, the grant amount is spent only on those activities that will enhance the ability to achieve this goal.

## **Housing Rehabilitation Program - Continuing City Project**

The Housing Rehabilitation Program assists eligible households with the high cost of repairing their residences. The program also reimburses Administration staff costs. The Rehabilitation Programs have been most successful and highly supported by the residents of San Dimas. The program provides support to City code enforcement efforts to correct substandard housing conditions.

### **Program Administration**

Remaining funds were expended in FY 2011-12 and FY 2012-13 for Administration and Finance staff engaged in CDBG program administration and management. Staff maintained and accomplished proposed CDBG activity numbers and program goals for FY 2012-13 and anticipates similar productivity goals for FY 2013-14.

### **PROPOSED FY 2013-14**

The FY 2013-14 grant allocation of \$134,874 represents about a 4% reduction compared to the FY 2012-13 funding level of \$140,829. For FY 2013-14, staff is proposing to allocate 100% of the City's total program budget to activities benefiting low to moderate income persons and maintain HUD's public service cap of fifteen percent (15%) of annual grant allotment. Given the ongoing trend of CDBG funding reductions, the County has eliminated the ability of participating cities to allocate general administrative costs for their CDBG programs. This policy change will not alter the ability to charge administrative costs used in direct support of a project but rather disallow a separate project solely used for CDBG general administration.

The City has not yet been informed of the final allotment of CDBG funds for FY2013-14. However, in order to move the CDBG process forward we have been advised to utilize the recent figures provided. Once the actual amount is known, adjustments will be made to the program activity budgets. As customary, additional funding from prior year carryover and paybacks are reallocated to the Housing Rehabilitation program when financial closeout is completed. The City has \$20,075 in unallocated funds from the 2012-13 program year for a total of \$154,949 available.

The proposed projects continue to maintain the city's affordable housing supply and provide supportive services for targeted low-income groups, including persons who are homeless, persons with disabilities, the elderly and other special needs groups. Two projects identified below are existing CDBG programs that have been successful and supported in the community.

<b>Proposed Projects FY 2013-14</b>			
<b>Program</b>	<b>Budget</b>	<b>% of Budget</b>	<b>Estimated Accomplishments</b>
Housing Rehabilitation	\$ 100,000	65%	10 Households
Neighborhood Clean-up Program	\$ 29,949	19%	
Youth Scholarship Program	\$ 10,000	6%	40 families, 80 children
Administration	\$ 15,000	10%	CDBG program management
<b>TOTALS</b>	<b>\$ 154,949</b>	<b>100%</b>	

## **CONCLUSIONS**

Staff believes the proposed projects enhance the ability to achieve our goals of maintaining a safe, decent and sanitary environment for our residents and provides for the continuation of successful viable projects. In the event final CDBG allocation funds vary from the \$134,874 estimate, the proposed projects and budgets will be adjusted accordingly.

Staff is prepared to support any recommendations Council may provide within the scope, objectives and mandated requirements of the CDBG program.

## **RECOMMENDATION**

Community Department recommends that the City Council approve the proposed FY 2013-14 CDBG program as outlined in the staff report and authorize the City Manager or Assistant City Manager to execute any and all documents necessary to further the projects approved herein, including but not limited to amendments and modifications thereto for CDBG projects with the Los Angeles County Community Development Commission.

Prepared By:

Ann Frances Garcia  
Administrative Aide



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of January 22, 2013*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Community Development Department

**SUBJECT:** MUNICIPAL CODE TEXT AMENDMENT 12-07 – a request to delete Chapter 18.151 (Senior Citizen Housing Developments) from the Zoning Code.

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## **SUMMARY**

*The Planning Commission conducted a public hearing on January 9, 2013 on Municipal Code Text Amendment 12-07 and unanimously (4-0 with Commissioner Davis absent) recommends approval.*

*The deletion of Chapter 18.151 implements 2008 Housing Element Program 18 and subsequent revisions in other Codes address some of the unique needs for senior housing. This revision eliminates an unnecessary additional set of development standards applicable to senior housing developments.*

*No testimony was presented at the hearing.*

## **BACKGROUND**

See attached Planning Commission Staff Report dated January 9, 2013.

## **ANALYSIS**

See attached Planning Commission Staff Report dated January 9, 2013.

## **RECOMMENDATION**

Adopt attached Ordinance No. 1216 as recommended by the Planning Commission and Staff.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens". The signature is written in a cursive, flowing style.

Larry Stevens,  
Assistant City Manager for Community Development

Attachments:

1. Ordinance No. 1216
2. Planning Commission Resolution PC-1470
3. Planning Commission Staff Report dated January 9, 2013

**ORDINANCE NO. 1216**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-07, A REQUEST TO DELETE CHAPTER 18.151 (SENIOR CITIZEN HOUSING DEVELOPMENTS)

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Chapter 18.151 is hereby deleted in its entirety.

**SECTION 2.** This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED THIS xx DAY OF xx, 20XX.**

\_\_\_\_\_  
Curt Morris, Mayor of the City of San Dimas

ATTEST:

\_\_\_\_\_  
Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1216 was regularly introduced at the regular meeting of the City Council on \_\_\_\_\_, and was thereafter adopted and passed at the regular meeting of the City Council held on \_\_\_\_\_, 20XX by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance XXXX to be published in the Inland Valley Daily Bulletin.

\_\_\_\_\_  
Debra Black, Deputy City Clerk

**EXHIBIT A**

**RESOLUTION PC-1470**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF SAN DIMAS RECOMMENDING APPROVAL OF  
MUNICIPAL CODE TEXT AMENDMENT 12-07 ,  
A REQUEST TO DELETE CHAPTER 18.151 (SENIOR CITIZEN  
HOUSING DEVELOPMENTS)**

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by the City of San Dimas;

WHEREAS, the Amendment is described as a request to delete Chapter 18.151 (Senior Citizen Housing Developments); and

WHEREAS, the Amendment would affect new senior citizen housing developments city-wide; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on January 9, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare by eliminating some constraints to the development of senior citizen housing.
- B. The proposed Municipal Code Text Amendment is consistent with the General Plan and is required to satisfy Program 18 in the 2008 Housing Element.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 12-07 as follows:

SECTION 1. Chapter 18.151 is hereby deleted in its entirety.

PASSED, APPROVED and ADOPTED, the 9th day of January, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

---

Jan Sutton, Planning Secretary

**ATTACHMENT #1**

**Chapter 18.151 SENIOR CITIZEN  
HOUSING DEVELOPMENTS  
18.151.010 Purpose.**

The purpose of this chapter is to provide minimum standards for the orderly development of independent living housing units designed expressly for senior citizens consistent with established community values and policies.

**18.151.020 Use permit required.**

Independent living senior citizen housing shall be permitted only in those zoning districts which designate such housing as a permitted use. These standards are to be imposed on all developments for senior citizen housing and represent the minimum compliance necessary for approval.

**18.151.030 Definitions.**

As used in this chapter:

A. "Net lot area" means the area of lot exclusive of streets, parkways, alleys, and access easements to other lots.

B. "Qualified permanent resident" means a person who meets all of the following requirements:

1. Was residing with the senior citizen prior to the death, hospitalization, or other prolonged absence of, or the dissolution of marriage with, the qualifying resident or senior citizen.

2. Was forty-five years of age or older, or was a spouse, cohabitant, or person providing primary physical or economic support to the qualifying resident or senior citizen.

3. Has an ownership interest in, or is in expectation of an ownership interest in, the dwelling unit within the housing development that limits occupancy, residency, or use on the basis of age.

C. "Senior citizen" means a person sixty-two years of age or older, or fifty-five years of age or older and residing in a senior citizen housing development consisting of one hundred fifty dwelling units or more.

D. "Senior citizen housing development" means a residential development consisting of at least twelve dwelling units which are developed for, or substantially rehabilitated or renovated for, senior citizens.

Restrictions on occupancy on the basis of age may be imposed on senior citizen housing developments subject to the following limitations:

1. Covenants, conditions and restrictions or other documents or written policy shall not limit occupancy, residency, or use on the basis of age more proscriptively than to require that one person in residence in each dwelling unit may be required to be a senior citizen and that each other resident in the same dwelling unit may be required to be a qualified permanent resident.

2. Such covenants, conditions and restrictions or policies shall permit temporary residency, as a guest of a senior citizen or qualified permanent resident, by a person of less than forty-five years of age for periods of time, not less than sixty days in any year, which are specified in the covenants, conditions and restrictions or policy.

3. Upon the death or dissolution of marriage, or upon hospitalization, or other prolonged absence of the qualifying resident, any qualified permanent resident shall be entitled to continue his or her occupancy, residency, or use of the dwelling unit.

E. "Senior citizen housing, independent living" means a senior citizen housing development comprised of independent self-contained dwelling units developed in accordance with the standards contained in this chapter.

**18.151.040 Lot area.**

The minimum net lot area required for operation of any senior citizen housing development shall be one acre.

**18.151.050 Lot area per dwelling unit.**

The minimum net lot area required for each dwelling unit for independent living senior citizen housing shall be two thousand one hundred seventy-eight square feet (twenty units per acre).

**18.151.060 Setbacks.**

Along property lines which front onto public rights-of-way, the minimum setback shall be twenty-five feet, however, this setback shall be increased an additional seven and one-half feet for each additional story above the first floor. Along interior property lines the minimum setback shall be fifteen feet; provided, however, that adjacent to single-family residential uses, this setback shall be increased an additional seven and one-half feet for each additional story above the first floor. Garages may encroach into side and rear setback areas subject to the approval of the development plan review board when it can be demonstrated that the lesser setback will not physically or

aesthetically impact the adjacent property.

**18.151.080 Lot coverage.**

The maximum lot coverage for any senior citizen housing complex shall be sixty percent including all structures, drive-aisles, and parking areas. Attainment of the permitted maximum coverage shall be a secondary consideration to compliance with all other design regulations contained within this chapter.

**18.151.090 Minimum dwelling unit size.**

The minimum dwelling unit size standard for independent living senior citizen housing developments shall be as follows:

- A. One-bedroom apartments, six hundred fifty square feet;
- B. Two-bedroom apartments, seven hundred fifty square feet. In no case shall less than twenty-five percent of the units in a project be two bedrooms.

**18.151.100 Stairs—Elevators.**

All stairs for any development subject to this chapter shall be designed to provide twelve-inch-wide treads with six-inch maximum solid risers. *Double banisters* shall be provided on all stairways. Elevators shall be provided in all buildings containing living units which are completely contained on a story above the first floor. In such cases, there shall be no less than one elevator per building and not more than one hundred feet from a living unit it is intended to serve.

**18.151.110 Interior improvements.**

All units subject to this chapter shall be designed to provide all necessary interior improvements as required by the city's adopted senior citizen housing policies and standards to assure ease of use and operation of the living units by senior citizens. All plans subject to this chapter shall be reviewed by the senior citizen commission in accordance with Section 18.151.190 of this chapter to determine that said facilities are provided.

**18.151.120 Location.**

All independent living senior citizen housing developments shall be located within a reasonable distance to the following services: food store, transit stop, banks, clothing stores, restaurants, and post office.

**18.151.130 Open space.**

All independent living senior citizen housing developments shall provide the following open space:

A. Private Open Space. Each dwelling unit shall be provided with a usable private open space area in the form of a patio or courtyard with a minimum area of one hundred square feet and a minimum dimension of ten feet, or a balcony of eighty square feet and a minimum dimension of eight feet.

For the purpose of this chapter, "private open space" means a fenced or otherwise screened area which is devoid of structures and improvements other than those provided for landscape or recreation purposes.

B. Common Open Space. Two hundred twenty-five square feet of usable common open space per unit shall be provided within the boundaries of all projects. Usable open space shall constitute area(s) readily accessible,

practical, and generally acceptable for active and/or passive recreational uses. In all instances however, a majority of the usable common open space shall be devoted primarily to active recreational facilities. Common open space shall not include required setback areas or areas less than twenty feet in width. Up to forty percent of the required common open space area may be provided in the form of a common leisure/recreation room.

**18.151.140 Separation between buildings.**

The minimum required separation between main buildings for individual living senior housing projects shall be as follows:

A. Front to Front. Twenty feet for one-story buildings, plus each additional story on each building shall be separated five additional feet.

B. Front to Rear or Rear to Rear. Fifteen feet for one-story buildings, plus each additional story on each building shall be separated five additional feet.

C. End Wall to Front or Rear. Ten feet for one-story buildings, plus each additional story on each building shall be separated five additional feet.

D. Walkways. Where walkways pass between buildings, fences, or other such structures, there shall be a minimum separation between said structures of ten feet.

E. In order to encourage obliquely aligned buildings, where such alignments are used, the distances in subsections A or B, as applicable, may be decreased by five feet.

F. Accessory structures may be located without regard to a minimum

separation subject to approval of the development plan review board.

**18.151.150 Laundry facilities.**

All individual living senior housing projects shall provide laundry facilities adequate to accommodate the number of units proposed within the project. The minimum number shall be one washer and one dryer per each nine units; however, in no case shall there be less than two washers and dryers provided in the project. Provisions for washers and dryers in each unit is preferred and encouraged.

**18.151.160 External storage.**

All individual living senior housing projects shall provide for each unit an external storage space of eighty-five cubic feet with a minimum dimension of three feet. The location of the storage shall be external of the living unit.

**18.151.170 Trash, storage and service areas.**

Trash, storage and/or service areas shall not be located or operated in such a manner as to be detrimental to the visual quality of the primary use nor to negatively impact adjacent properties by means of noise, odor, appearance, or other characteristic. In approving such areas the development plan review board may impose buffers consisting of decorative block walls, berming, landscaping, or combinations thereof to mitigate any perceived impacts.

**18.151.180 Required findings.**

In addition to the findings otherwise required by this Chapter 18.200 of this chapter, the planning commission, and city council on appeal, shall, prior to approval of an application for conditional use permit, make a

finding that the proposed project meets or exceeds all of the development standards contained in this chapter.

**18.151.190 Processing.**

The following development processing procedures shall be applicable to all projects governed by this chapter:

A. Senior Citizen Advisory Commission. Prior to consideration of a conditional use permit for any project subject to the provisions of this chapter, the conceptual development plans shall first be considered by the senior citizen advisory commission and recommendation made to the planning commission regarding approval, conditional approval, or denial of the conditional use permit application. The recommendation made pursuant to this section shall be advisory only and shall not be binding upon the planning commission's decision.

B. Development Plan Review Board. No person shall construct any building or structure, or relocate, rebuild, alter, enlarge, or modify any existing building or structure, subject to the provisions of this chapter until a development plan has been reviewed and approved in accordance with the provisions of Chapter 18.12 of this title. Prior to any submittal to the development plan review board, applicants are encouraged to meet with city staff for informal review and comments regarding city development policies and standards.



# Planning Commission Staff Report

**DATE:** January 9, 2013  
**TO:** Planning Commission  
**FROM:** Community Development Department  
**SUBJECT:** MUNICIPAL CODE TEXT AMENDMENT 12-07 – a request to delete Chapter 18.151 (Senior Citizen Housing Developments) from the Zoning Code.

## **SUMMARY**

*The elimination of Chapter 18.151 addresses the adopted Housing Element Program 18 directive while newly added Chapters 18.22 and 18.22 provide sufficient standards to facilitate appropriate senior housing projects.*

## **BACKGROUND**

Chapter 18.151 (see Exhibit B) was developed in the late 1980's through an ad hoc committee to develop standards to enhance the quality and safety for senior citizens housing. It includes age-based definitions, minimum lot area (one acre), density of 20 units per acre, site design standards (setbacks, lot coverage, open space, building separation), unit design standards (stairs/elevators, minimum floor areas, other interior improvements), location limitations and additional review procedures. No qualifying senior projects have been built or even proposed since these standards were adopted.

The 2008 Housing Element included Program 18 as follows:

*18. Senior Housing Standards: The City established development standards for senior housing set forth in Chapter 18.151 of the City's Zoning Ordinance. The City will eliminate minimum dwelling unit standards for senior housing. Other development standards will also be analyzed and revised or eliminated as needed to better facilitate senior housing development.*

At least some of the standards such as minimum floor area and density are viewed as a constraint to senior housing.

## **ANALYSIS**

In consideration of the Housing Element commitment there are two basic options available, including:

1. Revise Chapter 18.151 by eliminating Section 18.151.090 (Minimum dwelling unit size) and review to eliminate or revise all other development standards as appropriate.
2. Delete Chapter 18.151 in its entirety.

The City has recently developed Chapter 18.44 (MF-30 Zone) to allow higher density multi-family uses *which includes senior citizen housing projects* with appropriate site design standards to accommodate higher densities. In addition the City has adopted a density bonus chapter which allows a density bonus, incentives or concessions and waivers or reductions in standards to better accommodate affordable senior housing projects.

Since the initial adoption of Chapter 18.151 there has been a major evolution in building code standards and ADA standards which further obviate the need for special senior housing standards. While these are commonly viewed as minimum standards, approaches which upgrade these standards, no matter how well intentioned, are frequently viewed as constraints to housing development.

### **CONCLUSIONS**

Some of the standards in Chapter 18.151 are constraints to senior housing development and other recent Code changes should provide sufficient opportunity to encourage appropriate senior housing projects. It is more productive to simply eliminate these special standards.

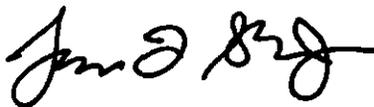
### **RECOMMENDATION**

Staff recommends approval of Municipal Code Text Amendment 12-07.

### **FINDINGS -**

- A. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare by eliminating some constraints to the development of senior citizen housing.
- B. The proposed Municipal Code Text Amendment is consistent with the General Plan and is required to satisfy Program 18 in the 2008 Housing Element.

Respectfully Submitted,



Larry Stevens,  
Assistant City Manager for Community Development

Attachments:      Appendix A -      General Information  
                         Exhibit A -      Resolution PC-1470  
                         Attachment #1- Chapter 18.151

**APPENDIX A**  
**GENERAL INFORMATION**

**Applicant:** Initiated by the City of San Dimas

**Owner:** n/a

**Location:** City-wide

**General Plan:** See Housing Element Program 18

**Legal Notice:** A legal notice was published in the Inland Valley Daily Bulletin and posted at City Hall, the Library, Post Office and Via Verde Shopping Center on December 28, 2012.

**Environmental:** The project is recommended for Categorical Exemption per Section 15061(b)(3).



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of January 22, 2013*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Community Development Department

**SUBJECT:** MUNICIPAL CODE TEXT AMENDMENT 12-08 – A request to add Chapter 18.40 to the San Dimas Municipal Code establishing the Affordable Housing Overlay Zone.

---

## **SUMMARY**

*The Planning Commission conducted a public hearing on January 9, 2013 on Municipal Code Text Amendment 12-08 and unanimously (3-0 with Commissioner Davis absent & Commissioner Bratt abstaining) recommends approval.*

*Chapter 18.140 implements 2008 Housing Element Program by creating an overlay zone to accommodate default density zoning. This overlay zone allows the higher density residential uses mandated by the State while maintaining existing zoning in place.*

*Testimony was presented at the hearing by one resident near or in each of the two AHO's being created. The testimony was primarily to clarify the intent and effect on their properties. A letter of opposition was received from a representative of the Storage Center.*

## **BACKGROUND**

See attached Planning Commission Staff Report dated January 9, 2013.

As noted this Code Section is created to implement Program 9 from the adopted Housing Element. The parcels selected for rezoning were selected at the time. The approach has been revised from a specific plan to an overlay zone to provide better protection for existing uses allowing them to remain in operation and make changes not involving redevelopment of the site using the existing zoning.

The text of Chapter 18.140 does include a geographic description and standards for each overlay zone and is linked to the accompanying zone changes.

### **ANALYSIS**

See attached Planning Commission Staff Report dated January 9, 2013.

The Planning Commission did make one minor change eliminating the word "exclusively" from Subparagraph 5 of both overlay zones under the Review Procedure.

### **RECOMMENDATION**

Adopt attached Ordinance No. 1217 as recommended by the Planning Commission and Staff.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens".

Larry Stevens,  
Assistant City Manager for Community Development

Attachments:

1. Ordinance No. 1217
2. Planning Commission Resolution PC-1471
3. Letter of Opposition from Storage Center dated January 9, 2013
4. Planning Commission Staff Report dated January 9, 2013

**ORDINANCE NO. 1217**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS  
APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-08 ,  
A REQUEST TO ADD CHAPTER 18.40 TO THE SAN DIMAS  
MUNICIPAL CODE ESTABLISHING THE AFFORDABLE HOUSING  
OVERLAY ZONE**

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS  
FOLLOWS:**

**SECTION 1.** Add Chapter 18.40 as set forth in attached Exhibit A.

**SECTION 2.** This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED THIS xx DAY OF xx, 20XX.**

\_\_\_\_\_  
Curt Morris, Mayor of the City of San Dimas

ATTEST:

\_\_\_\_\_  
Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1217 was regularly introduced at the regular meeting of the City Council on \_\_\_\_\_, and was thereafter adopted and passed at the regular meeting of the City Council held on \_\_\_\_\_, 20XX by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance XXXX to be published in the Inland Valley Daily Bulletin.

\_\_\_\_\_  
Debra Black, Deputy City Clerk

## **EXHIBIT A**

### **Chapter 18.40 AFFORDABLE HOUSING OVERLAY ZONE**

#### **18.40.010 Purpose.**

The purpose of the affordable housing overlay zone is designate certain areas as suitable for higher density residential uses in addition to any uses permitted and existing in the underlying zone. It is intended to allow the additional higher density residential to be mixed with existing non-residential uses while maintaining appropriate development standards for all uses to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, to provide opportunities at a density deemed appropriate to accommodate lower income households by Section 65583.2 (c) (3) (B) (iv) of the Planning and Zoning Law and to ensure integrated design and unified control of design.

#### **18.40.020 Uses Permitted.**

All uses permitted or conditionally permitted in the MF-30 Zone. The Affordable Housing Overlay Zone does not prohibit any uses permitted or conditionally permitted in the underlying zone.

#### **18.40.030 Affordable Housing Overlay Zones Designated.**

Affordable housing overlays shall be designated on the official zoning map, as follows:

A. Whenever an affordable housing overlay designation is placed on a property or properties, those properties shall be subject to the provisions of the specified affordable housing overlay zone and any additional standards set forth herein in addition to the provisions of the underlying zone.

B. Method of designation. The abbreviation "AHO," designating affordable housing shall be appended to the base zoning district on the official zoning map. In addition a number may be attached to the overlay zone referring to any special standards developed in this Chapter which may be applicable to any created affordable housing overlay zone (Example: A commercial-highway zone would show on the official zoning Map as C-H (AHO-1)).

#### **18.40.040 Development Standards.**

A. Existing Uses. All existing uses shall continue to be subject to the development standards in the underlying zone.

B. New Higher Density Residential Use. All new higher density residential uses shall be subject to the standards set forth in Chapter 18.44 (MF-30 Zone).

#### **18.40.050 Affordable Housing Overlay Zone Created.**

Each affordable housing overlay zone created herein may have differing goals and objectives to facilitate implementation of the goals of the housing element depending upon the size, location, number of properties, ownership patterns, nature of existing uses and other relevant factors.

A. Affordable Housing Overlay Zone No. 1 (AHO-1) is created as follows:

1. Geographic Area. Bounded by Cataract Avenue on the west, Allen Avenue on the south, San Dimas Avenue on the east and the 210 Freeway on the north and as further depicted on the official zoning map.
2. Housing Goal. To provide a minimum of 2.5 acres for development at a minimum density of thirty (30) dwelling units per acre to accommodate a minimum of 75 dwelling units.
3. Change in Existing Use. In the event that the existing 7.75 acre site or any portion of the site exceeding one acre in size is no longer needed for public use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use.
4. Standards of Review. Prior to any change in use as described in Subsection 3 above, an evaluation of the suitability of the available property shall be performed to assess the following:
  - a. Location of available land and its compatibility with any property being held for continued public use.
  - b. Availability of access to public street.
  - c. Availability of utilities.
  - d. Compatibility with uses on nearby properties.
  - e. Ability to accommodate the minimum density of 30 dwelling units per acre.
  - f. Any environmental consideration related to soils, adjacency of freeway or other environmental considerations.
5. Review Procedure. The evaluation shall be reviewed by the Planning Commission and City Council to determine if the available property shall be limited to new development of higher density residential housing. The Planning Commission and City Council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.

B. Affordable Housing Overlay Zone No. 2 (AHO-2) is created as follows:

1. **Geographic Area.** Bounded by San Dimas Avenue on the west, Arrow Highway on the south, Walnut Avenue on the east and the Gold Line railroad right-of-way on the north and as further depicted on the official zoning map.
2. **Housing Goal.** To provide a minimum of 3.3 acres for development at a minimum density of thirty (30) dwelling units per acre to accommodate a minimum of 100 dwelling units.
3. **Change in Existing Use.** When any existing parcel or group of parcels which can be assembled into a minimum site area of one acre becomes available for development for a new use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use. The change of use does not apply to changing tenants in existing buildings, minor alterations to existing building, or other non-substantive changes to existing buildings or improvements.
4. **Standards of Review.** Prior to any change in use as described in Subsection 3 above, an evaluation of the suitability of the available property shall be performed to assess the following:
  - a. Location of available land and its capability, including the timing thereof, to be assembled with adjacent properties to accommodate a minimum parcel size of one acre. The ability of a parcel to accommodate an interim use pending assembly may also be considered.
  - b. Availability of access to public street.
  - c. Availability of utilities.
  - d. Compatibility with uses on nearby properties.
  - e. Ability to accommodate the minimum density of 30 dwelling units per acre.
  - f. Any environmental consideration related to soils, adjacency of railroad or other environmental considerations.
5. **Review Procedure.** The evaluation shall be reviewed by the Planning Commission and City Council to determine if the available property shall be limited to new development of higher density residential housing. The Planning Commission and City Council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.

**EXHIBIT A**

**RESOLUTION PC-1471**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF SAN DIMAS RECOMMENDING APPROVAL OF  
MUNICIPAL CODE TEXT AMENDMENT 12-08 ,  
A REQUEST TO ADD CHAPTER 18.40 TO THE SAN DIMAS  
MUNICIPAL CODE ESTABLISHING THE AFFORDABLE  
HOUSING OVERLAY ZONE**

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by the City of San Dimas;

WHEREAS, the Amendment is described as a request to add Chapter 18.40 to the San Dimas Municipal Code establishing the affordable housing overlay zone; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on January 9, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare by eliminating some constraints to the development of higher density housing while offering reasonable protection to existing uses authorized by the existing underlying zoning..
- B. The proposed Municipal Code Text Amendment is consistent with the General Plan and is required to satisfy Program 18 in the 2008 Housing Element.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 12-08 as set forth in attached Exhibit A.

PASSED, APPROVED and ADOPTED, the 9th day of January, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

---

Jan Sutton, Planning Secretary

## **EXHIBIT A**

### **Chapter 18.40 AFFORDABLE HOUSING OVERLAY ZONE**

#### **18.40.010 Purpose.**

The purpose of the affordable housing overlay zone is designate certain areas as suitable for higher density residential uses in addition to any uses permitted and existing in the underlying zone. It is intended to allow the additional higher density residential to be mixed with existing non-residential uses while maintaining appropriate development standards for all uses to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, to provide opportunities at a density deemed appropriate to accommodate lower income households by Section 65583.2 (c) (3) (B) (iv) of the Planning and Zoning Law and to ensure integrated design and unified control of design.

#### **18.40.020 Uses Permitted.**

All uses permitted or conditionally permitted in the MF-30 Zone. The Affordable Housing Overlay Zone does not prohibit any uses permitted or conditionally permitted in the underlying zone.

#### **18.40.030 Affordable Housing Overlay Zones Designated.**

Affordable housing overlays shall be designated on the official zoning map, as follows:

- A. Whenever an affordable housing overlay designation is placed on a property or properties, those properties shall be subject to the provisions of the specified affordable housing overlay zone and any additional standards set forth herein in addition to the provisions of the underlying zone.
- B. Method of designation. The abbreviation "AHO," designating affordable housing shall be appended to the base zoning district on the official zoning map. In addition a number may be attached to the overlay zone referring to any special standards developed in this Chapter which may be applicable to any created affordable housing overlay zone (Example: A commercial-highway zone would show on the official zoning Map as C-H (AHO-1)).

#### **18.40.040 Development Standards.**

- A. Existing Uses. All existing uses shall continue to be subject to the development standards in the underlying zone.

B. New Higher Density Residential Use. All new higher density residential uses shall be subject to the standards set forth in Chapter 18.44 (MF-30 Zone).

**18.40.050 Affordable Housing Overlay Zone Created.**

Each affordable housing overlay zone created herein may have differing goals and objectives to facilitate implementation of the goals of the housing element depending upon the size, location, number of properties, ownership patterns, nature of existing uses and other relevant factors.

A. Affordable Housing Overlay Zone No. 1 (AHO-1) is created as follows:

1. Geographic Area. Bounded by Cataract Avenue on the west, Allen Avenue on the south, San Dimas Avenue on the east and the 210 Freeway on the north and as further depicted on the official zoning map.
2. Housing Goal. To provide a minimum of 2.5 acres for development at a minimum density of thirty (30) dwelling units per acre to accommodate a minimum of 75 dwelling units.
3. Change in Existing Use. In the event that the existing 7.75 acre site or any portion of the site exceeding one acre in size is no longer needed for public use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use.
4. Standards of Review. Prior to any change in use as described in Subsection 3 above, an evaluation of the suitability of the available property shall be performed to assess the following:
  - a. Location of available land and its compatibility with any property being held for continued public use.
  - b. Availability of access to public street.
  - c. Availability of utilities.
  - d. Compatibility with uses on nearby properties.
  - e. Ability to accommodate the minimum density of 30 dwelling units per acre.
  - f. Any environmental consideration related to soils, adjacency of freeway or other environmental considerations.
5. Review Procedure. The evaluation shall be reviewed by the Planning Commission and City Council to determine if the available

property shall be limited to new development of higher density residential housing *exclusively*. The Planning Commission and City Council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.

B. Affordable Housing Overlay Zone No. 2 (AHO-2) is created as follows:

1. **Geographic Area.** Bounded by San Dimas Avenue on the west, Arrow Highway on the south, Walnut Avenue on the east and the Gold Line railroad right-of-way on the north and as further depicted on the official zoning map.
2. **Housing Goal.** To provide a minimum of 3.3 acres for development at a minimum density of thirty (30) dwelling units per acre to accommodate a *minimum* of 100 dwelling units.
3. **Change in Existing Use.** When any existing parcel or group of parcels which can be assembled into a minimum site area of one acre becomes available for development for a new use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use. The change of use does not apply to changing tenants in existing buildings, minor alterations to existing building, or other non-substantive changes to existing buildings or improvements.
4. **Standards of Review.** Prior to any change in use as described in Subsection 3 above, an evaluation of the suitability of the available property shall be performed to assess the following:
  - a. Location of available land and its capability, including the timing thereof, to be assembled with adjacent properties to accommodate a minimum parcel size of one acre. The ability of a parcel to accommodate an interim use pending assembly may also be considered.
  - b. Availability of access to public street.
  - c. Availability of utilities.
  - d. Compatibility with uses on nearby properties.
  - e. Ability to accommodate the minimum density of 30 dwelling units per acre.
  - f. Any environmental consideration related to soils, adjacency of railroad or other environmental considerations.

5. Review Procedure. The evaluation shall be reviewed by the Planning Commission and City Council to determine if the available property shall be limited to new development of higher density residential housing exclusively. The Planning Commission and City Council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.

# THE SILVERSTEIN LAW FIRM

*A Professional Corporation*

215 NORTH MARENGO AVENUE, 3RD FLOOR  
PASADENA, CALIFORNIA 91101-1504

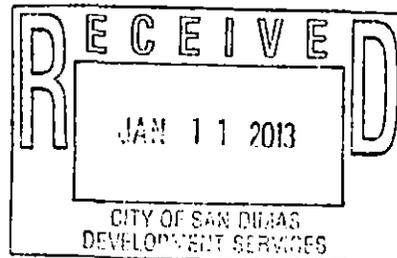
PHONE: (626) 449-4200 FAX: (626) 449-4205

ROBERT@ROBERTSILVERSTEINLAW.COM  
WWW.ROBERTSILVERSTEINLAW.COM

January 9, 2013

**VIA FACSIMILE (909) 394-6294/(909) 394-6209**

Larry Stevens, Asst. City Manager for Comm. Development  
City of San Dimas Community Development Department  
245 E. Bonita Avenue  
San Dimas, CA 91773



Re: Objections to Proposed Zone Change 12-02

Dear Mr. Stevens:

This firm and the undersigned represent Storage Centers, LP, owner of the Storage Centers self-storage facility at 195 East Arrow Highway, San Dimas. We submit these comments on its behalf to the Planning Commission as it considers the matter scheduled for public hearing on January 9, 2013. Please include this letter in the administrative record for this matter, and distribute it to the Planning Commissioners in advance of the scheduled hearing.

Please ensure that all communications from the City to our client regarding the Project are also promptly copied to our office. Please also ensure that notices of all hearings, actions, events, votes and decisions related to the proposed overlay zone are timely provided to this office. We reserve the right to provide further comment.

We recognize the City's desire to comply with RHNA within the horizon of the 2008 San Dimas Housing Element. We also appreciate the stated intent of the City to not create non-conforming uses while increasing redevelopment opportunities in the area covered by the proposed overlay. However, the practical effect of proposed Code Section 18.040.050.B is exactly the opposite of that intent. We object for that reason.

Proposed Code Section 18.040.050.B.3 places an additional burden on property owners who wish to redevelop their properties with something other than multi-family housing with a density of 30 units/acre or more. In effect, it requires something akin to a CEQA-like evaluation for a theoretical multi-family housing project in addition to whatever environmental analysis is required for any project other than multi-family housing.

This, in and of itself, might not be so problematic. However, when placed in the context of proposed language in Code Section 18.040.050.B.5, it is:

“The evaluation shall be reviewed by the Planning Commission and City Council to determine if the available property shall be limited to new development of higher density residential housing exclusively. . . .”

The effect of this language is ominous. It gives the Planning Commission and the City Council explicit authority to limit the use of the properties in the affected area to only two uses, the existing use and multi-family housing with a density of 30 units/acre or more. This is contrary to the stated intent to increase redevelopment opportunity and runs counter to the general intent of overlay zones, which is to increase opportunities, not restrict them.

The language of proposed Code Section 18.040.050.B.5 also precludes the City from making Finding A, “the proposed Zone Change will not adversely affect adjoining property as to value, precedent or be detrimental to the area.” Almost by definition, placing additional restrictions on the ability to redevelop property to essentially only one use depresses the value of the property. The fact that any determination would not be made until a different development proposal is made also creates a chilling effect on redevelopment that depresses property values.

We also question whether the proposed overlay is truly consistent with the General Plan. It may leave the underlying land use categories unchanged, but it effectively restricts the use of the affected parcels to but one non-residential use.

Finally, we disagree with the implicit characterization of the Storage Centers property as underutilized. Storage Centers is a thriving business, and has for more than 34 years been serving thousands of residents and businesses in San Dimas and the surrounding communities. There are currently about 300 tenants at the facility, some of whom have been tenants since the facility opened. Storage Centers is an outstanding corporate citizen that provides an extremely important and valuable service to the community.

The restrictive language of the proposed Code amendment is unnecessary and should be removed. The Planning Commission and City Council already have the inherent authority to reject applications for discretionary land use entitlements. The City’s RHNA requirements can be met without these additional draconian limitations.

Mr. Larry Stevens  
January 9, 2012  
Page 3

Thank you for your consideration of this correspondence and inclusion of it in the administrative record for this matter.

Very truly yours,



BRADLY S. TORGAN, AICP  
FOR  
THE SILVERSTEIN LAW FIRM

BST:jmr

cc: Hon. Curtis W. Morris  
Hon. Emmett Badar  
Hon. Denis Bertone  
Hon. John Ebiner  
Hon. Jeff Templeman  
Blaine Michaelis, City Manager, City of San Dimas  
(All via facsimile)



# Planning Commission Staff Report

**DATE:** January 9, 2013

**TO:** Planning Commission

**FROM:** Community Development Department

**SUBJECT:** MUNICIPAL CODE TEXT AMENDMENT 12-08 – A request to add Chapter 18.40 to the San Dimas Municipal Code establishing the Affordable Housing Overlay Zone.

## **SUMMARY**

*The 2008 Housing Elements mandates rezoning 7.4 acres in the City to provide land suitable for the default density of 30 dwelling units per acre mandated by the State. The existing development and uses should be adequately protected from nonconforming status until parcels are ready or capable of assembly to accommodate the stated Housing goals. The overlay zone approach is the best tool to accomplish both purposes.*

## **BACKGROUND**

The 2008 Housing Element included commitments to rezone property in the City to ensure there were adequate sites available to accommodate projected growth and to accommodate affordable housing at the State default density of 30 units per acre. Program 9 states:

- 9. Rezoning to Accommodate Higher Densities and Mixed Use:** *The City will rezone vacant and underutilized sites to facilitate the development of affordable and mixed income housing at 30 units per acre. The City has identified at least 27.6 acres to be rezoned, of which at least 7.4 acres will be designated as exclusively residential use at 30 units per acre. Residential sites to be rezoned will be selected from sites listed in the Sites for Rezoning parcel listing (Appendix A), will be suitable for residential use, have the capacity for at least 16 units on site, and will be available for development in the planning period where water and sewer services can be provided. These sites will provide the opportunity to develop at least 223 units at a density of at least 30 units per acre, providing suitable sites for development of housing affordable to lower income households. The City will also rezone a site to accommodate at least 38 units at a minimum density of 16 units per acre, providing a suitable site for development of housing affordable to moderate income households.*

*These sites will be rezoned through development of a Specific Plan for each area, to be initiated by the City of San Dimas.*

*Bonita Canyon Gateway Specific Plan No. 26 was recently adopted, providing 48 units at 30 units per acre and up to 72 units at 16 units per acre. Work is beginning on the Downtown Specific Plan with completion by June 2009. The City will initiate the School District Site Specific Plan process with completion by June 2010.*

*The new Mixed-Use zone will provide for the development of commercial and higher density residential uses (up to 30 units per acre) in the downtown, encouraging economically and environmentally sustainable projects. The new Multiple-Family (30) zone will implement a new Very High Density Residential land use designation and will set forth development standards which allow achievement of at least 30 units per acre. Residential development within these two zones will be permitted by right, but will undergo Design Plan Review to ensure development quality and compatibility. Both zones will provide modified parking standards for residential development.*

*As part of this rezoning effort, the City will also review the existing Noise Ordinance to determine appropriate standards. The City will make any revisions necessary to allow development of sites necessary to meet the City's regional housing need.*

**2008-2014 Objective:** *Rezone at least 7.4 acres to accommodate 223 lower income housing units at a minimum density of 30 units per acre; establish appropriate standards for the new Mixed-Use and Multiple-Family (30) zones; rezone to accommodate the City's remaining moderate income housing development need; and review the existing Noise Ordinance to ensure consistency. Complete rezoning by November 2010.*

The underlined portions of the above Program relate to the need for rezoning certain sites. The newly created MF-30 Zone only addresses this need in part.

### **ANALYSIS**

Several of the sites identified are currently developed and used for non-residential development. As a result the newly created MF-30 Zone may not be the most appropriate zoning techniques available to facilitate a transition to higher density development. In addition the sites contain multiple uses and/or property owners and only a portion of the areas are needed to accommodate the required rezonings. It would not be equitable to impact all properties to either the constraints or opportunities which are a product of differing perspectives by property owners.

Based on the foregoing Staff believes that an overlay zone represents the best approach to guide all properties and comply with the mandated rezonings. The advantages of the overlay zone include:

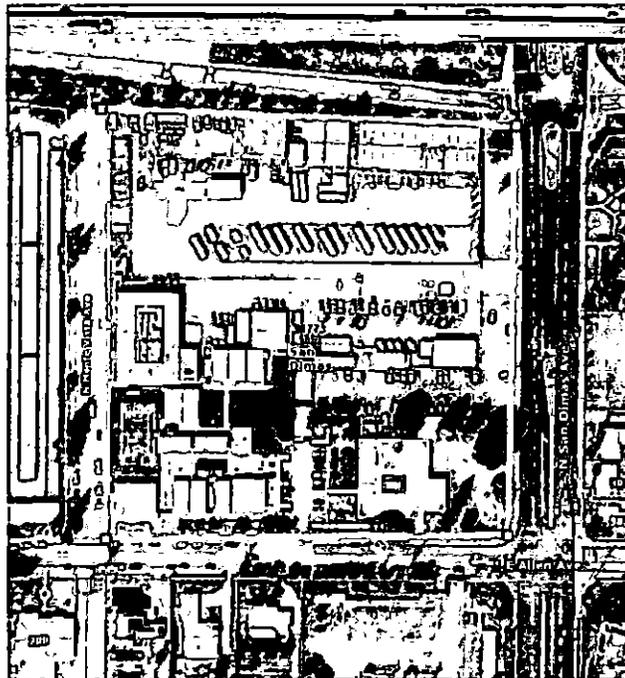
- Ensure appropriate sites are considered for higher density residential use when the owners are ready to redevelop their properties and/or the sites are available for redevelopment.
- Allow existing uses to operate without being considered as nonconforming in the interim.

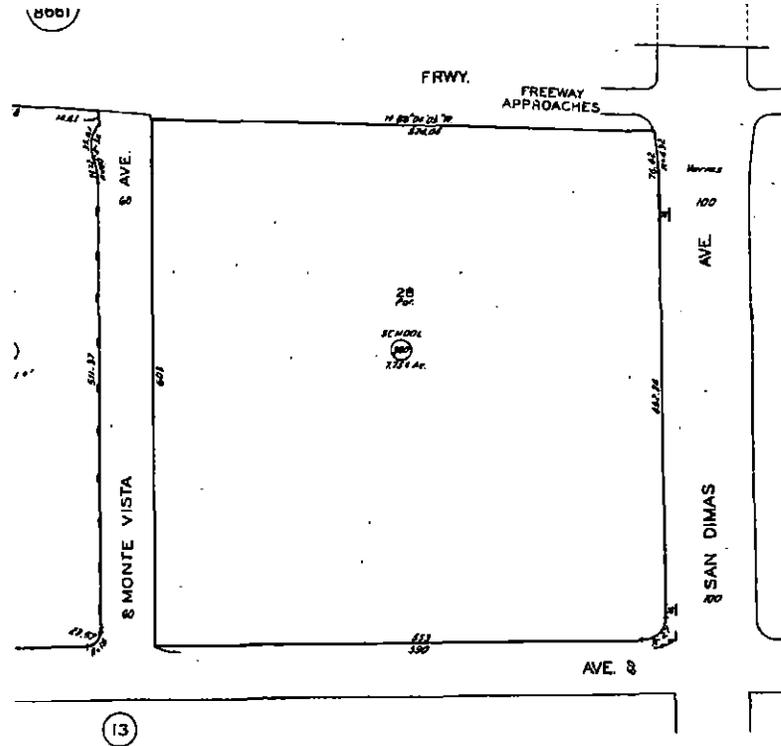
- Allow consideration of the most appropriate properties for higher density residential use while maintaining existing standards in place for other developed properties.
- Complies with the intent of the Housing Element commitment to have zoning in place.

The proposed overlay zone is relatively straightforward and is intended to facilitate Zone Changes 12-01 and 12-02 which are included as separate hearings on this agenda. The overlay zone is simply an addendum to create an authorization and area-specific guidelines for a future housing opportunity. It leaves the underlying zoning in place. It facilitates the differential timing of development, more properly redevelopment, while preserving the zoning status quo. The proposed overlay zones are summarized as follows:

1. Affordable Housing Overlay Zone #1:

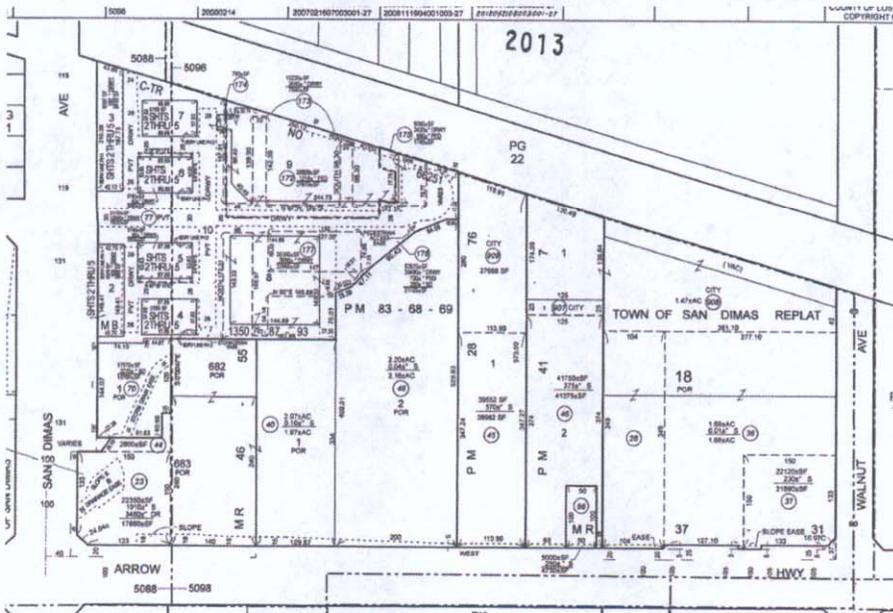
*The second site, the Bonita School District Office property totaling 7.43 acres, is located on the northwest corner of San Dimas Avenue and Allen Avenue adjacent to the 210 freeway. The site houses the District's offices, bus yard and kitchen, as well as other educational system uses. The proposed rezoning to Mixed-Use with a Multiple-Family zoned residential portion at 30 units per acre will allow flexibility for the City and property owner to analyze the best location for 2.5 acres of exclusively residential use. The Specific Plan for the site will include a requirement that a minimum of 2.5 acres of the property be used for residential use at 30 units per acre, yielding 75 units. The remaining portion of the site would accommodate a mixed-use project with lower density residential, commercial, office or public/semi-public uses. The School District is interested in rezoning the site and has had preliminary discussions with the City. The City will initiate and prepare the specific plan.*





## 2. Affordable Housing Overlay Zone #2:

The third set of sites total 11.69 acres and are comprised of the properties east of the Grove Station project, west of Walnut Avenue, north of Arrow Highway, and south of the railroad. Many of these properties are underutilized and all are currently zoned for industrial use. The proposed rezoning to Mixed-Use with a Multiple-Family zoned residential portion at 30 units per acre would provide flexibility for the City and property owners to analyze the best location for 3.3 acres of residential use. The implementation process will include a requirement that a minimum of 3.3 acres of the property be used for exclusively residential use at the default density of 30 units per acre. This area has been designated by the City Council as a possible location for a Gold Line station, making this area ideally suited to transit oriented development, and yielding 100 units on 3.3 acres of Multiple-Family designated property. Of the eight parcels, most are close to an acre in size or larger, with just one ½ acre site. As a means of encouraging consolidation of smaller parcels, the Downtown Specific Plan will require a minimum one acre lot size within this area to achieve maximum 30 unit per acre densities. The Redevelopment Agency will also assist with parcel assembly to facilitate the revitalization of this underutilized area.



### **CONCLUSIONS**

The techniques originally intended to identify and rezone the two sites have been adjusted but the overlay zone approach accomplishes the intended result while providing protections for existing uses.

### **RECOMMENDATION**

Staff recommends approval of Municipal Code Text Amendment 12-08.

FINDINGS -



**APPENDIX A**  
**GENERAL INFORMATION**

**Applicant:** City of San Dimas

**Owner:** n/a

**Location:** City-wide

**General Plan:** See Housing Element Program 9

**Legal Notice:** A legal notice was published in the Inland Valley Daily Bulletin and posted at City Hall, the Library, Post Office and Via Verde Shopping Center on December 28, 2012.

**Environmental:** The project is recommended for Categorical Exemption per Section 15061(b)(3).



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of January 22, 2013*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Community Development Department

**SUBJECT:** ZONE CHANGE 12-01 – A request to add Affordable Housing Overlay Zone 1 (AHO-1) to the underlying zoning for properties south of the 210 Freeway, west of San Dimas Avenue, north of Allen Avenue and east of Cataract Avenue

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## **SUMMARY**

*The Planning Commission conducted a public hearing on January 9, 2013 on Zone Change 12-01 and unanimously (3-0 with Commissioner Davis absent & Commissioner Bratt abstaining) recommends approval.*

*The zone change implements 2008 Housing Element Program by rezoning with an overlay the school district property to accommodate default density zoning..*

*Testimony was presented at the hearing by one resident near the property. The testimony was primarily to clarify the intent and express concern about the effect of traffic by higher density on nearby properties.*

## **BACKGROUND**

See attached Planning Commission Staff Report dated January 9, 2013.

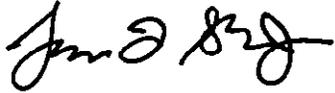
## **ANALYSIS**

See attached Planning Commission Staff Report dated January 9, 2013.

**RECOMMENDATION**

Adopt attached Ordinance No. 1218 as recommended by the Planning Commission and Staff.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens".

Larry Stevens,  
Assistant City Manager for Community Development

Attachments:

1. Ordinance No. 1218
2. Planning Commission Resolution PC-1472
3. Planning Commission Staff Report dated January 9, 2013

**ORDINANCE NO. 1218**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING ZONE CHANGE 12-01, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 1 (AHO-1) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE 210 FREEWAY, WEST OF SAN DIMAS AVENUE, NORTH OF ALLEN AVENUE AND EAST OF CATARACT AVENUE

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Amend the Official Zoning Map as set forth in attached Exhibit A.

**SECTION 2.** This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED THIS xx DAY OF xx, 20XX.**

\_\_\_\_\_  
Curt Morris, Mayor of the City of San Dimas

ATTEST:

\_\_\_\_\_  
Debra Black, Deputy City Clerk

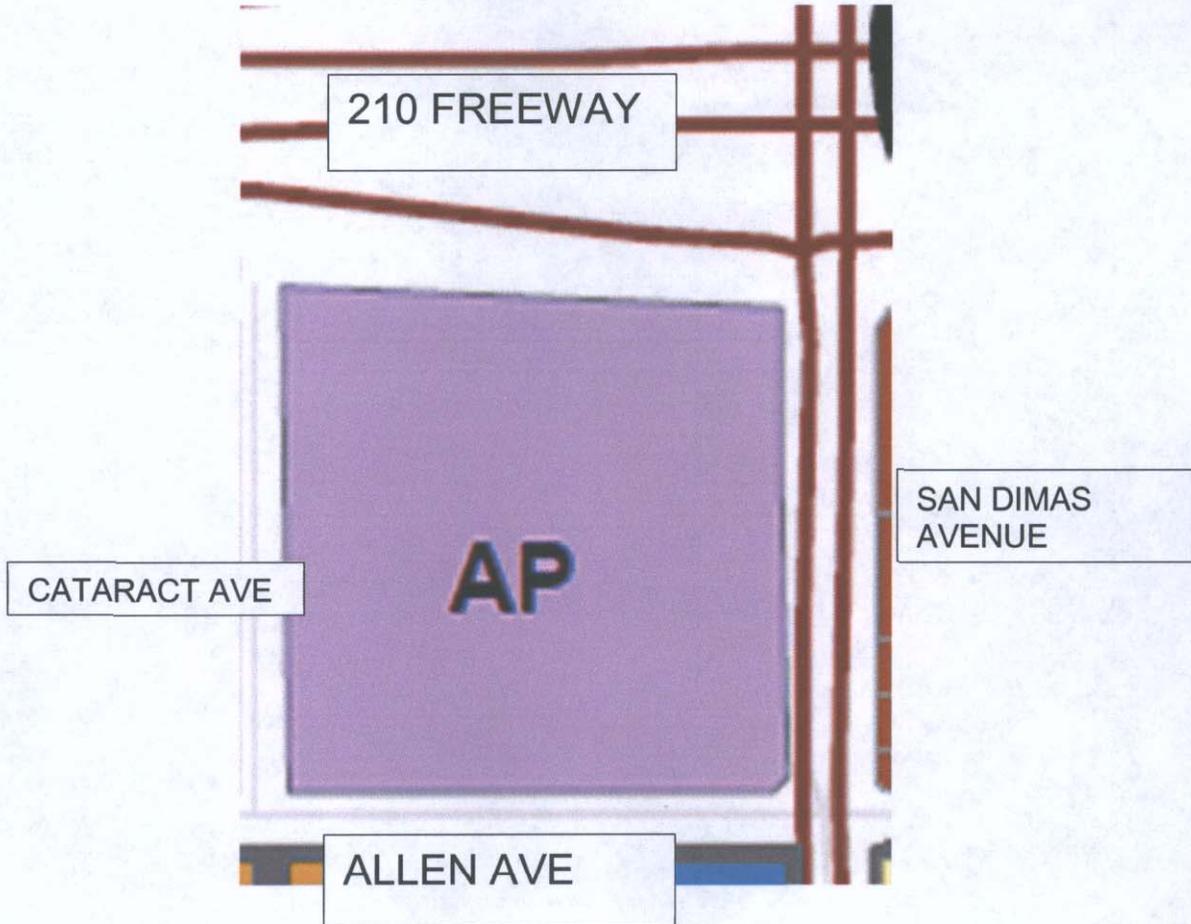
I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1218 was regularly introduced at the regular meeting of the City Council on \_\_\_\_\_, and was thereafter adopted and passed at the regular meeting of the City Council held on \_\_\_\_\_, 20XX by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance XXXX to be published in the Inland Valley Daily Bulletin.

\_\_\_\_\_  
Debra Black, Deputy City Clerk

**EXHIBIT A**



**ADD (AHO-1) TO THE AP ZONE ABOVE**



# Planning Commission Staff Report

**DATE:** January 9, 2013

**TO:** Planning Commission

**FROM:** Community Development Department

**SUBJECT:** ZONE CHANGE 12-01 – A request to add Affordable Housing Overlay Zone 1 (AHO-1) to the underlying zoning for properties south of the 210 Freeway, west of San Dimas Avenue, north of Allen Avenue and east of Cataract Avenue

## **SUMMARY**

*The proposed AHO-1 Overlay Zone is intended to allow the higher density opportunity mandated in the 2008 Housing Element while allowing existing school district uses continued operation until they are viable to redevelop as higher density residential.*

## **BACKGROUND**

The 2008 Housing Element states:

**2008-2014 Objective:** *Rezone at least 7.4 acres to accommodate 223 lower income housing units at a minimum density of 30 units per acre; establish appropriate standards for the new Mixed-Use and Multiple-Family (30) zones; rezone to accommodate the City's remaining moderate income housing development need; and review the existing Noise Ordinance to ensure consistency. Complete rezoning by November 2010.*

It further identifies appropriate parcels for rezoning to the default density:

*The second site, the Bonita School District Office property totaling 7.43 acres, is located on the northwest corner of San Dimas Avenue and Allen Avenue adjacent to the 210 freeway. The site houses the District's offices, bus yard and kitchen, as well as other educational system uses. The proposed rezoning to Mixed-Use with a Multiple-Family zoned residential portion at 30 units per acre will allow flexibility for the City and property owner to analyze the best location for 2.5 acres of exclusively residential use. The Specific Plan for the site will include a requirement that a minimum of 2.5 acres of the property be used for residential use at 30 units per acre, yielding 75 units. The remaining portion of the site would accommodate a mixed-use project with lower density residential, commercial, office or public/semi-public uses. The School District is interested in*

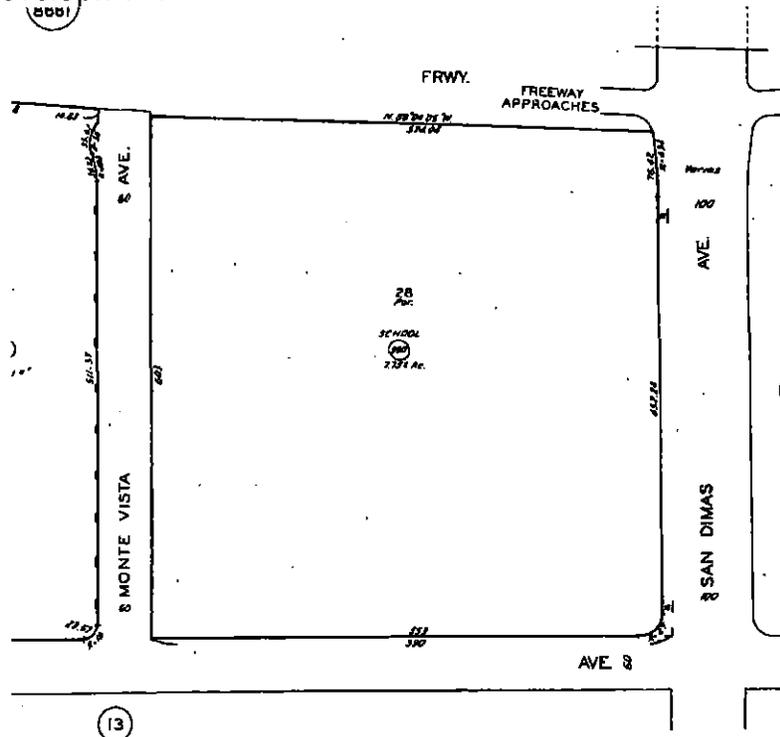
*rezoning the site and has had preliminary discussions with the City. The City will initiate and prepare the specific plan.*

The existing underlying zoning in the identified area is currently C-H. Development consists of public uses by the Bonita Unified School District for district offices, central cafeteria, bus operations and continuation high school.

**ANALYSIS**

The Housing Element identifies the need to provide additional higher density housing to accommodate the projected growth forecast in the RHNA including an affordable component for the low/very low income categories. The latter is achieved by allowing a residential density of 30 dwelling units per acre which is the State default minimum for metropolitan areas.

The subject area was specifically identified in the Housing Element as an area suitable for higher density development because of the proximity of the 210 Freeway, higher density uses existing in the vicinity and discussions with the District of possible operational changes. The area is 7.75 acres. It is currently fully developed primarily with many buildings. It is an area that may transition in the future as District operations and needs adjust to continuing budget matters. At least a portion of it (2.5 acres) needs to be reserved for higher density residential development.



However, it continues to be occupied by essential public uses which may continue for some time. The criteria for the special overlay zone evaluation is set forth in proposed Code Section 18.40.050.A as follows:

1. *Geographic Area. Bounded by Cataract Avenue on the west, Allen Avenue on the south, San Dimas Avenue on the east and the 210 Freeway on the north and as further depicted on the official zoning map.*



2. *Housing Goal. To provide a minimum of 2.5 acres for development at a minimum density of thirty (30) dwelling units per acre to accommodate a minimum of 75 dwelling units.*
3. *Change in Existing Use. In the event that the existing 7.75 acre site or any portion of the site exceeding one acre in size is no longer needed for public use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use.*
4. *Standards of Review. Prior to any change in use as described in Subsection 3 above, an evaluation of the suitability of the available property shall be performed to assess the following:*
  - a. *Location of available land and its compatibility with any property being held for continued public use.*
  - b. *Availability of access to public street.*
  - c. *Availability of utilities.*
  - d. *Compatibility with uses on nearby properties.*

- e. *Ability to accommodate the minimum density of 30 dwelling units per acre.*
- f. *Any environmental consideration related to soils, adjacency of freeway or other environmental considerations.*

5. *Review Procedure. The evaluation shall be reviewed by the Planning Commission and City Council to determine if the available property shall be limited to new development of higher density residential housing exclusively. The Planning Commission and City Council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.*

This approach facilitates continuing operation of existing public use until such time as they are ready and/or available for future residential development. Standards for such development are set forth in the recently adopted MF-30 Zone.

### **CONCLUSIONS**

The proposed addition of the overlay zone intends to protect existing public use while promoting the housing goal to facilitate additional affordable housing opportunities.

### **RECOMMENDATION**

Staff recommends approval of Zone Change 12-01.

### **FINDINGS -**

- A. The proposed Zone Change will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The overlay zones preserves the existing underlying zoning while allowing an evaluation of parcels once the School District is prepared to redevelop the property.
- B. The proposed Zone Change will further the public health, safety and general welfare. The overlay zone ensures that sites will be converted to higher density housing to achieve stated goals in the 2008 Housing Element.
- C. The proposed Zone Change is consistent with the General Plan since it retains the underlying land use categories set forth in the Land Use Element and Map and adds the housing opportunity desired in the Housing Element.



## APPENDIX A

### GENERAL INFORMATION

**Applicant:** Initiated by City of San Dimas

**Owner:** Various

**Location:** south of the 210 Freeway, west of San Dimas Avenue, north of Allen Avenue and east of Cataract Avenue

**General Plan:** Commercial

**Surrounding Land Use and Zoning** North: Freeway  
South: residential  
East: industrial  
West: residential

**Legal Notice:** A legal notice was published in the Inland Valley Daily Bulletin; posted at City Hall, the Library, Post Office and Via Verde Shopping Center; and was mailed to property owners within 300 feet of the project on December 28, 2012.

**Environmental:** The project is recommended for Categorical Exemption per Section 15061(b)(3).

## EXHIBIT A

### RESOLUTION PC-1472

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF ZONE CHANGE 12-01, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 1 (AHO-1) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE 210 FREEWAY, WEST OF SAN DIMAS AVENUE, NORTH OF ALLEN AVENUE AND EAST OF CATARACT AVENUE

WHEREAS, a Zone Change has been duly initiated by the City of San Dimas; and

WHEREAS, the Zone Change is described as adding an Affordable Housing Overlay Zone 1 (AHO-1) to the existing underlying zoning; and

WHEREAS, the Zone Change would affect the area that is located south of the 210 Freeway, west of San Dimas Avenue, north of Allen Avenue and east of Cataract Avenue; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on January 9, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Zone Change will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The overlay zones preserves the existing underlying zoning while allowing an evaluation of parcels once the School District is prepared to redevelop the property.
- B. The proposed Zone Change will further the public health, safety and general welfare. The overlay zone ensures that sites will be converted to higher density housing to achieve stated goals in the 2008 Housing Element.

- C. The proposed Zone Change is consistent with the General Plan since it retains the underlying land use categories set forth in the Land Use Element and Map and adds the housing opportunity desired in the Housing Element.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Zone Change 12-01 as indicated in Exhibit A.

PASSED, APPROVED and ADOPTED, the 9<sup>th</sup> day of January, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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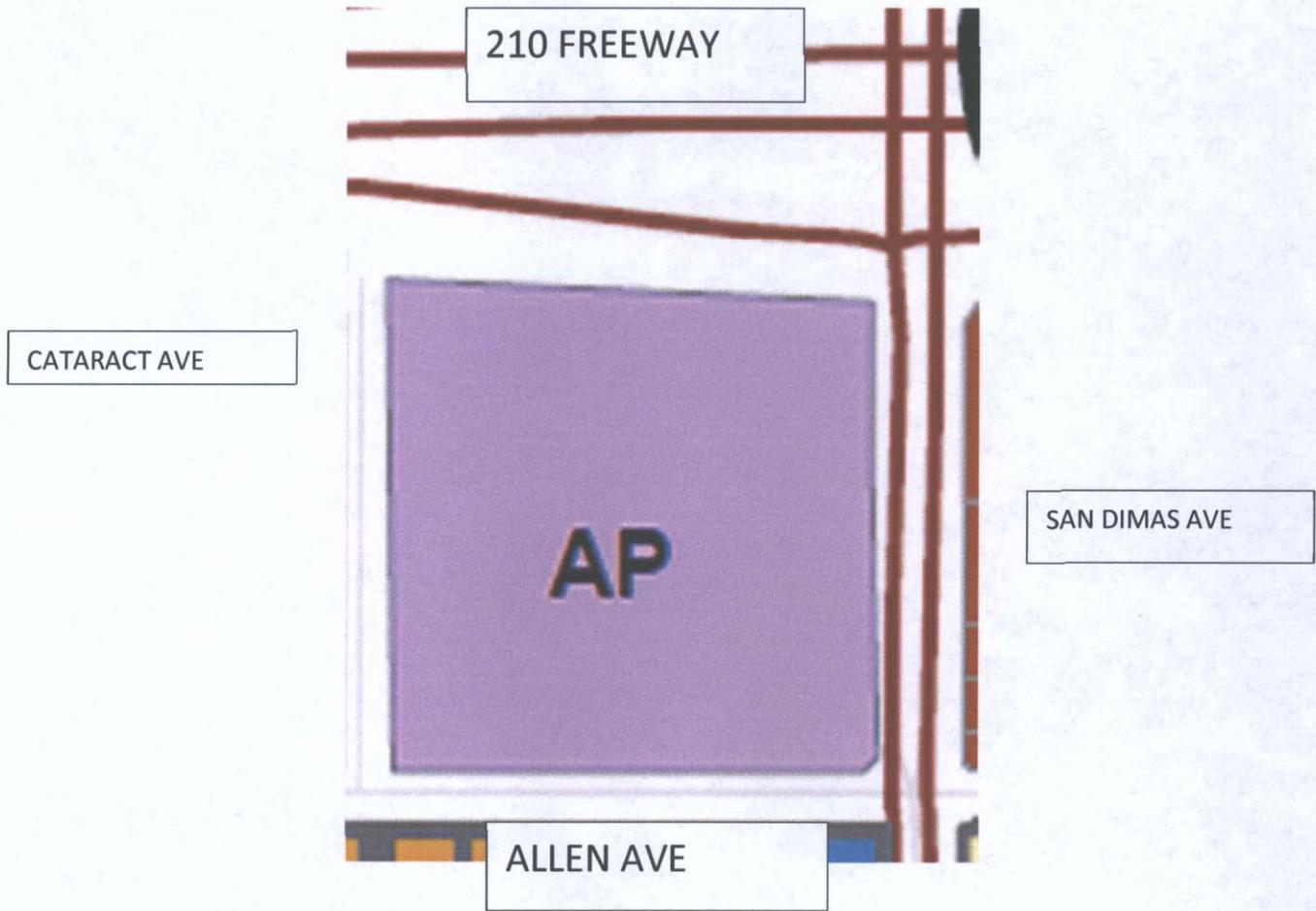
Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

---

Jan Sutton, Planning Secretary

**EXHIBIT A**



**ADD (AHO-1) TO THE AP ZONE ABOVE**



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of January 22, 2013*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Community Development Department

**SUBJECT:** ZONE CHANGE 12-02 – A request to add Affordable Housing Overlay Zone 2 (AHO-2) to the underlying zoning for properties south of the AT& SF (Gold Line) railroad, east of San Dimas Avenue, north of Arrow Highway and west of Walnut Avenue

---

## **SUMMARY**

*The Planning Commission conducted a public hearing on January 9, 2013 on Zone Change 12-01 and unanimously (4-0 with Commissioner Davis absent) recommends approval.*

*The zone change implements 2008 Housing Element Program by rezoning with an overlay the identified property to accommodate default density zoning..*

*Testimony was presented at the hearing by one resident near the property. The testimony was primarily to clarify the intent about the effect on nearby properties. A letter of opposition was also received from Storage Center.*

## **BACKGROUND**

See attached Planning Commission Staff Report dated January 9, 2013.

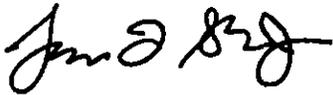
## **ANALYSIS**

See attached Planning Commission Staff Report dated January 9, 2013.

**RECOMMENDATION**

Adopt attached Ordinance No. 1219 as recommended by the Planning Commission and Staff.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens".

Larry Stevens,  
Assistant City Manager for Community Development

Attachments:

1. Ordinance No. 1219
2. Planning Commission Resolution PC-1473
3. Letter of Opposition from Storage Center dated January 9, 2013
4. Planning Commission Staff Report dated January 9, 2013

**ORDINANCE NO. 1219**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING ZONE CHANGE 12-02, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 2 (AHO-2) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE AT&SF (GOLD LINE) RAILROAD, EAST OF SAN DIMAS AVENUE, NORTH OF ARROW HIGHWAY AND WEST OF WALNUT AVENUE

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Amend the Official Zoning Map as set forth in attached Exhibit A.

**SECTION 2.** This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED THIS xx DAY OF xx, 20XX.**

\_\_\_\_\_  
Curt Morris, Mayor of the City of San Dimas

\_\_\_\_\_  
Debra Black, Deputy City Clerk

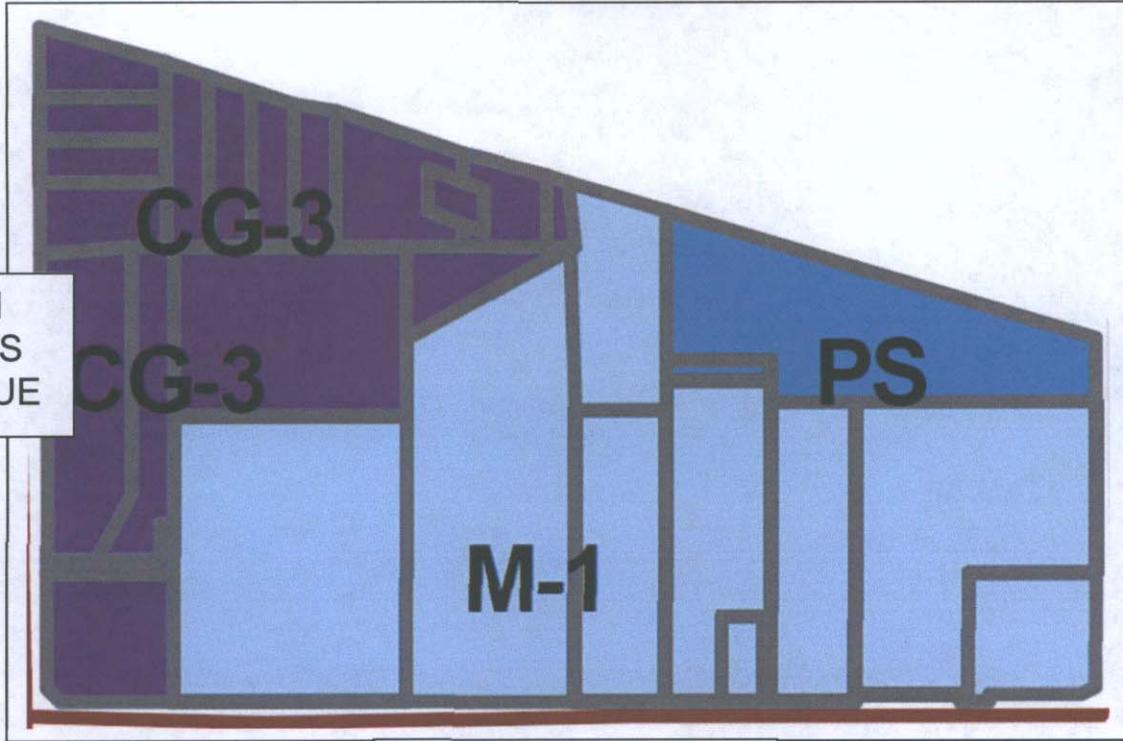
I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1219 was regularly introduced at the regular meeting of the City Council on \_\_\_\_\_, and was thereafter adopted and passed at the regular meeting of the City Council held on \_\_\_\_\_, 20XX by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance XXXX to be published in the Inland Valley Daily Bulletin.

\_\_\_\_\_  
Debra Black, Deputy City Clerk

EXHIBIT A



SAN  
DIMAS  
AVENUE

WALNUT  
AVENUE

ARROW HIGHWAY

ADD (AHO-2) TO THE CG-3, PS & M-1 ZONES ABOVE



# Planning Commission Staff Report

**DATE:** January 9, 2013

**TO:** Planning Commission

**FROM:** Community Development Department

**SUBJECT:** ZONE CHANGE 12-02 – A request to add Affordable Housing Overlay Zone 2 (AHO-2) to the underlying zoning for properties south of the AT& SF (Gold Line) railroad, east of San Dimas Avenue, north of Arrow Highway and west of Walnut Avenue

## **SUMMARY**

*The proposed AHO-2 Overlay Zone is intended to allow the higher density opportunity mandated in the 2008 Housing Element while allowing existing uses continued operation until they are viable through assembly or other means to redevelop as higher density residential.*

## **BACKGROUND**

The 2008 Housing Element states:

**2008-2014 Objective:** *Rezone at least 7.4 acres to accommodate 223 lower income housing units at a minimum density of 30 units per acre; establish appropriate standards for the new Mixed-Use and Multiple-Family (30) zones; rezone to accommodate the City's remaining moderate income housing development need; and review the existing Noise Ordinance to ensure consistency. Complete rezoning by November 2010.*

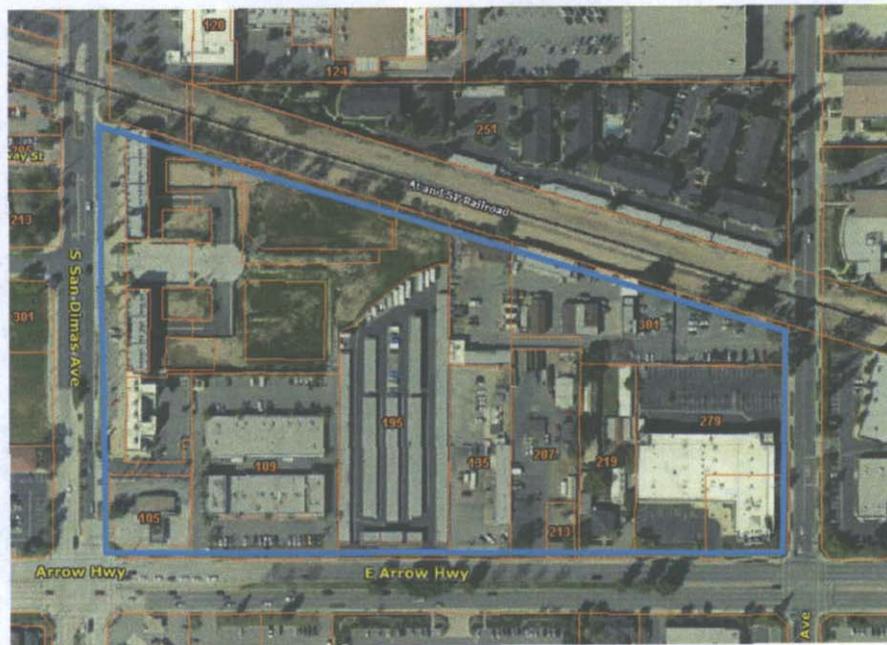
It further identifies appropriate parcels for rezoning to the default density:

*The third set of sites total 11.69 acres and are comprised of the properties east of the Grove Station project, west of Walnut Avenue, north of Arrow Highway, and south of the railroad. Many of these properties are underutilized and all are currently zoned for industrial use. The proposed rezoning to Mixed-Use with a Multiple-Family zoned residential portion at 30 units per acre would provide flexibility for the City and property owners to analyze the best location for 3.3 acres of residential use. The implementation process will include a requirement that a minimum of 3.3 acres of the property be used for exclusively residential use at the default density of 30 units per acre. This area has been designated by the City Council as a possible location for a Gold Line station,*



However, it continues to be occupied by viable businesses and structures which may continue for some time. It is not desirable to make these uses nonconforming but it is desirable to facilitate a future transition. Any transition will involve assembly of suitably sized parcels to achieve the target of 3.3 acres but redevelopment is no longer available as a tool to facilitate assembly. The proposed overlay intends to accomplish both objectives. The criteria for the special overlay zone evaluation is set forth in proposed Code Section 18.40.050.B as follows:

1. *Geographic Area. Bounded by San Dimas Avenue on the west, Arrow Highway on the south, Walnut Avenue on the east and the Gold Line railroad right-of-way on the north and as further depicted on the official zoning map.*



2. *Housing Goal. To provide a minimum of 3.3 acres for development at a minimum density of thirty (30) dwelling units per acre to accommodate a minimum of 100 dwelling units.*
3. *Change in Existing Use. When any existing parcel or group of parcels which can be assembled into a minimum site area of one acre becomes available for development for a new use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use. The change of use does not apply to changing tenants in existing buildings, minor alterations to existing building, or other non-substantive changes to existing buildings or improvements.*
4. *Standards of Review. Prior to any change in use as described in Subsection 3 above, an evaluation of the suitability of the available property shall be performed to assess the following:*
  - a. *Location of available land and its capability, including the timing thereof, to be assembled with adjacent properties to accommodate a minimum parcel size of one*

*acre. The ability of a parcel to accommodate an interim use pending assembly may also be considered.*

- b. Availability of access to public street.*
- c. Availability of utilities.*
- d. Compatibility with uses on nearby properties.*
- e. Ability to accommodate the minimum density of 30 dwelling units per acre.*
- f. Any environmental consideration related to soils, adjacency of railroad or other environmental considerations.*

*5. Review Procedure. The evaluation shall be reviewed by the Planning Commission and City Council to determine if the available property shall be limited to new development of higher density residential housing exclusively. The Planning Commission and City Council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.*

This approach facilitates continuing operation of existing uses until such time as they are ready and/or available for future residential development. Standards for such development are set forth in the recently adopted MF-30 Zone.

### **CONCLUSIONS**

The proposed addition of the overlay zone intends to protect existing uses while promoting the housing goal to facilitate additional affordable housing opportunities.

### **RECOMMENDATION**

Staff recommends approval of Zone Change 12-02.

### **FINDINGS -**

- A.** The proposed Zone Change will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The overlay zones preserves the existing underlying zoning while allowing an evaluation of parcels once the owners are prepared to redevelop their properties.
- B.** The proposed Zone Change will further the public health, safety and general welfare. The overlay zone ensures that sites will be converted to higher density housing to achieve stated goals in the 2008 Housing Element.
- C.** The proposed Zone Change is consistent with the General Plan since it retains the underlying land use categories set forth in the Land Use



## APPENDIX A

### GENERAL INFORMATION

**Applicant:** Initiated by City of San Dimas

**Owner:** Various

**Location:** south of the AT& SF (Gold Line) railroad, east of San Dimas Avenue, north of Arrow Highway and west of Walnut Avenue

**General Plan:** Commercial & Industrial

**Surrounding Land Use and Zoning**

- North: Railroad and commercial
- South: industrial
- East: industrial
- West: residential

**Legal Notice:** A legal notice was published in the Inland Valley Daily Bulletin; posted at City Hall, the Library, Post Office and Via Verde Shopping Center; and was mailed to property owners within 300 feet of the project on December 28, 2012.

**Environmental:** The project is recommended for Categorical Exemption per Section 15061(b)(3).

**EXHIBIT A**

**RESOLUTION PC-1473**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF ZONE CHANGE 12-02, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 2 (AHO-2) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE AT& SF (GOLD LINE) RAILROAD, EAST OF SAN DIMAS AVENUE, NORTH OF ARROW HIGHWAY AND WEST OF WALNUT AVENUE**

WHEREAS, a Zone Change has been duly initiated by the City of San Dimas; and

WHEREAS, the Zone Change is described as adding an Affordable Housing Overlay Zone 2 (AHO-2) to the existing underlying zoning; and

WHEREAS, the Zone Change would affect the area that is located south of the AT& SF (Gold Line) railroad, east of San Dimas Avenue, north of Arrow Highway and west of Walnut Avenue; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on January 9, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Zone Change will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The overlay zones preserves the existing underlying zoning while allowing an evaluation of parcels once the owners are prepared to redevelop their properties.
- B. The proposed Zone Change will further the public health, safety and general welfare. The overlay zone ensures that sites will be converted to

higher density housing to achieve stated goals in the 2008 Housing Element.

- C. The proposed Zone Change is consistent with the General Plan since it retains the underlying land use categories set forth in the Land Use Element and Map and adds the housing opportunity desired in the Housing Element.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Zone Change 12-02 as indicated in Exhibit A.

PASSED, APPROVED and ADOPTED, the 9<sup>th</sup> day of January, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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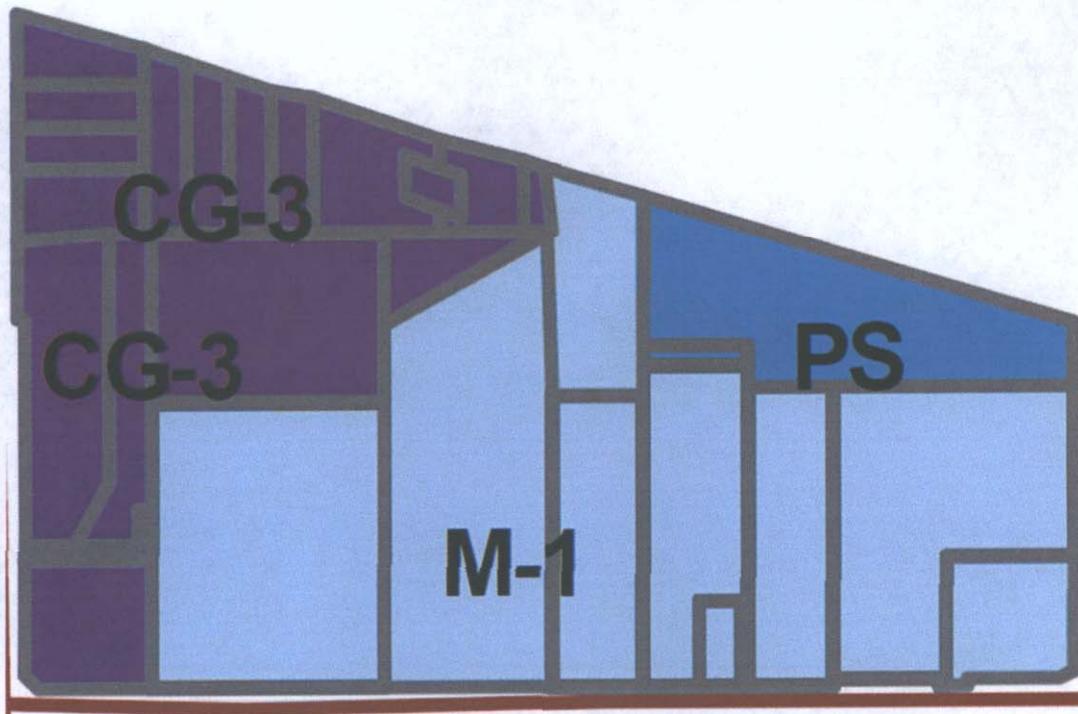
Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton, Planning Secretary

**EXHIBIT A**



**ADD (AHO-2) TO THE CG-3, PS & M-1 ZONES ABOVE**



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of January 22, 2013*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Community Development Department

**SUBJECT:** ZONE CHANGE 12-02 – A request to add Affordable Housing Overlay Zone 2 (AHO-2) to the underlying zoning for properties south of the AT& SF (Gold Line) railroad, east of San Dimas Avenue, north of Arrow Highway and west of Walnut Avenue

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## **SUMMARY**

*The Planning Commission conducted a public hearing on January 9, 2013 on Zone Change 12-01 and unanimously (4-0 with Commissioner Davis absent) recommends approval.*

*The zone change implements 2008 Housing Element Program by rezoning with an overlay the identified property to accommodate default density zoning..*

*Testimony was presented at the hearing by one resident near the property. The testimony was primarily to clarify the intent about the effect on nearby properties. A letter of opposition was also received from Storage Center.*

## **BACKGROUND**

See attached Planning Commission Staff Report dated January 9, 2013.

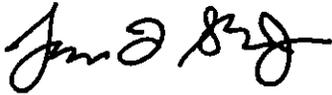
## **ANALYSIS**

See attached Planning Commission Staff Report dated January 9, 2013.

**RECOMMENDATION**

Adopt attached Ordinance No. 1219 as recommended by the Planning Commission and Staff.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens".

Larry Stevens,  
Assistant City Manager for Community Development

Attachments:

1. Ordinance No. 1219
2. Planning Commission Resolution PC-1473
3. Letter of Opposition from Storage Center dated January 9, 2013
4. Planning Commission Staff Report dated January 9, 2013

**ORDINANCE NO. 1219**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING ZONE CHANGE 12-02, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 2 (AHO-2) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE AT& SF (GOLD LINE) RAILROAD, EAST OF SAN DIMAS AVENUE, NORTH OF ARROW HIGHWAY AND WEST OF WALNUT AVENUE

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Amend the Official Zoning Map as set forth in attached Exhibit A.

**SECTION 2.** This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED THIS xx DAY OF xx, 20XX.**

\_\_\_\_\_  
Curt Morris, Mayor of the City of San Dimas

ATTEST:

\_\_\_\_\_  
Debra Black, Deputy City Clerk

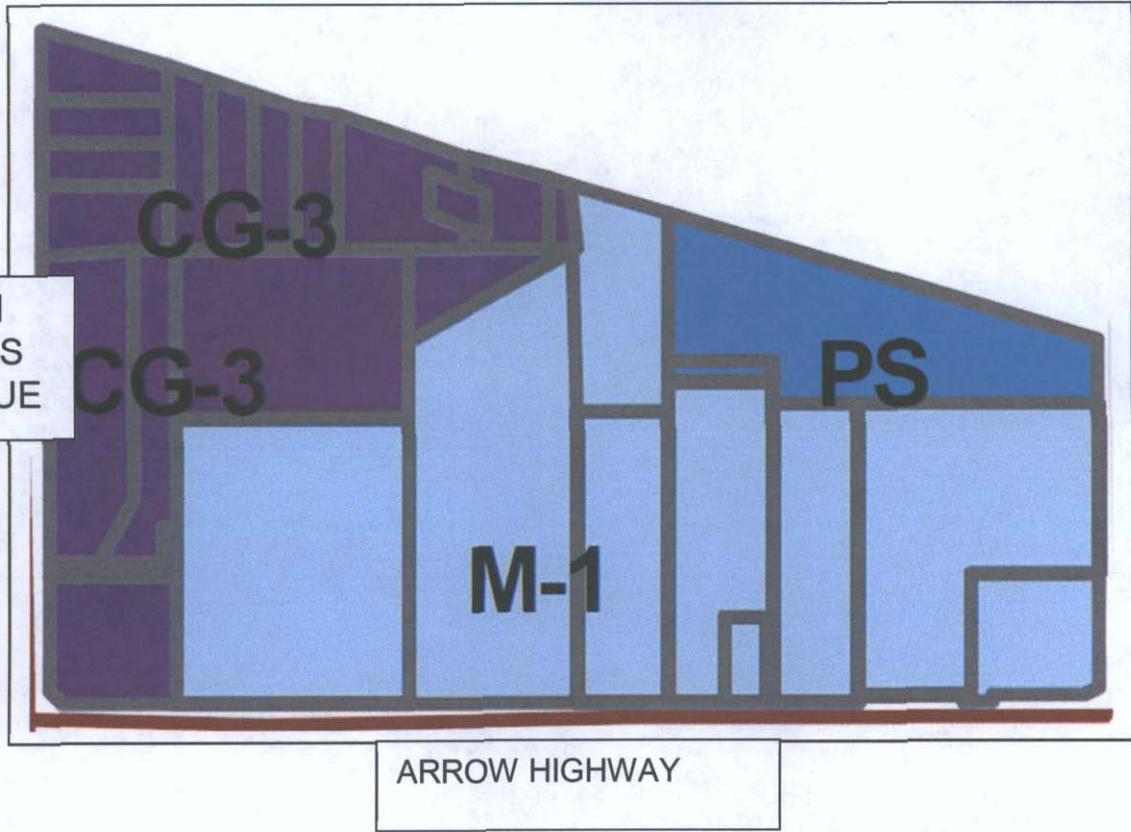
I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1219 was regularly introduced at the regular meeting of the City Council on \_\_\_\_\_, and was thereafter adopted and passed at the regular meeting of the City Council held on \_\_\_\_\_, 20XX by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance XXXX to be published in the Inland Valley Daily Bulletin.

\_\_\_\_\_  
Debra Black, Deputy City Clerk

EXHIBIT A



ADD (AHO-2) TO THE CG-3, PS & M-1 ZONES ABOVE



# Planning Commission Staff Report

**DATE:** January 9, 2013

**TO:** Planning Commission

**FROM:** Community Development Department

**SUBJECT:** ZONE CHANGE 12-02 – A request to add Affordable Housing Overlay Zone 2 (AHO-2) to the underlying zoning for properties south of the AT& SF (Gold Line) railroad, east of San Dimas Avenue, north of Arrow Highway and west of Walnut Avenue

## **SUMMARY**

*The proposed AHO-2 Overlay Zone is intended to allow the higher density opportunity mandated in the 2008 Housing Element while allowing existing uses continued operation until they are viable through assembly or other means to redevelop as higher density residential.*

## **BACKGROUND**

The 2008 Housing Element states:

***2008-2014 Objective:** Rezone at least 7.4 acres to accommodate 223 lower income housing units at a minimum density of 30 units per acre; establish appropriate standards for the new Mixed-Use and Multiple-Family (30) zones; rezone to accommodate the City's remaining moderate income housing development need; and review the existing Noise Ordinance to ensure consistency. Complete rezoning by November 2010.*

It further identifies appropriate parcels for rezoning to the default density:

*The third set of sites total 11.69 acres and are comprised of the properties east of the Grove Station project, west of Walnut Avenue, north of Arrow Highway, and south of the railroad. Many of these properties are underutilized and all are currently zoned for industrial use. The proposed rezoning to Mixed-Use with a Multiple-Family zoned residential portion at 30 units per acre would provide flexibility for the City and property owners to analyze the best location for 3.3 acres of residential use. The implementation process will include a requirement that a minimum of 3.3 acres of the property be used for exclusively residential use at the default density of 30 units per acre. This area has been designated by the City Council as a possible location for a Gold Line station,*



However, it continues to be occupied by viable businesses and structures which may continue for some time. It is not desirable to make these uses nonconforming but it is desirable to facilitate a future transition. Any transition will involve assembly of suitably sized parcels to achieve the target of 3.3 acres but redevelopment is no longer available as a tool to facilitate assembly. The proposed overlay intends to accomplish both objectives. The criteria for the special overlay zone evaluation is set forth in proposed Code Section 18.40.050.B as follows:

1. *Geographic Area. Bounded by San Dimas Avenue on the west, Arrow Highway on the south, Walnut Avenue on the east and the Gold Line railroad right-of-way on the north and as further depicted on the official zoning map.*



2. *Housing Goal. To provide a minimum of 3.3 acres for development at a minimum density of thirty (30) dwelling units per acre to accommodate a minimum of 100 dwelling units.*
3. *Change in Existing Use. When any existing parcel or group of parcels which can be assembled into a minimum site area of one acre becomes available for development for a new use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use. The change of use does not apply to changing tenants in existing buildings, minor alterations to existing building, or other non-substantive changes to existing buildings or improvements.*
4. *Standards of Review. Prior to any change in use as described in Subsection 3 above, an evaluation of the suitability of the available property shall be performed to assess the following:*
  - a. *Location of available land and its capability, including the timing thereof, to be assembled with adjacent properties to accommodate a minimum parcel size of one*

*acre. The ability of a parcel to accommodate an interim use pending assembly may also be considered.*

- b. Availability of access to public street.*
- c. Availability of utilities.*
- d. Compatibility with uses on nearby properties.*
- e. Ability to accommodate the minimum density of 30 dwelling units per acre.*
- f. Any environmental consideration related to soils, adjacency of railroad or other environmental considerations.*

*5. Review Procedure. The evaluation shall be reviewed by the Planning Commission and City Council to determine if the available property shall be limited to new development of higher density residential housing exclusively. The Planning Commission and City Council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.*

This approach facilitates continuing operation of existing uses until such time as they are ready and/or available for future residential development. Standards for such development are set forth in the recently adopted MF-30 Zone.

### **CONCLUSIONS**

The proposed addition of the overlay zone intends to protect existing uses while promoting the housing goal to facilitate additional affordable housing opportunities.

### **RECOMMENDATION**

Staff recommends approval of Zone Change 12-02.

### **FINDINGS -**

- A.** The proposed Zone Change will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The overlay zones preserves the existing underlying zoning while allowing an evaluation of parcels once the owners are prepared to redevelop their properties.
- B.** The proposed Zone Change will further the public health, safety and general welfare. The overlay zone ensures that sites will be converted to higher density housing to achieve stated goals in the 2008 Housing Element.
- C.** The proposed Zone Change is consistent with the General Plan since it retains the underlying land use categories set forth in the Land Use



## APPENDIX A

### GENERAL INFORMATION

**Applicant:** Initiated by City of San Dimas

**Owner:** Various

**Location:** south of the AT& SF (Gold Line) railroad, east of San Dimas Avenue, north of Arrow Highway and west of Walnut Avenue

**General Plan:** Commercial & Industrial

**Surrounding Land Use and Zoning** North: Railroad and commercial  
South: industrial  
East: industrial  
West: residential

**Legal Notice:** A legal notice was published in the Inland Valley Daily Bulletin; posted at City Hall, the Library, Post Office and Via Verde Shopping Center; and was mailed to property owners within 300 feet of the project on December 28, 2012.

**Environmental:** The project is recommended for Categorical Exemption per Section 15061(b)(3).

**EXHIBIT A**

**RESOLUTION PC-1473**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF ZONE CHANGE 12-02, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 2 (AHO-2) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE AT& SF (GOLD LINE) RAILROAD, EAST OF SAN DIMAS AVENUE, NORTH OF ARROW HIGHWAY AND WEST OF WALNUT AVENUE**

WHEREAS, a Zone Change has been duly initiated by the City of San Dimas; and

WHEREAS, the Zone Change is described as adding an Affordable Housing Overlay Zone 2 (AHO-2) to the existing underlying zoning; and

WHEREAS, the Zone Change would affect the area that is located south of the AT& SF (Gold Line) railroad, east of San Dimas Avenue, north of Arrow Highway and west of Walnut Avenue; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on January 9, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Zone Change will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The overlay zones preserves the existing underlying zoning while allowing an evaluation of parcels once the owners are prepared to redevelop their properties.
- B. The proposed Zone Change will further the public health, safety and general welfare. The overlay zone ensures that sites will be converted to

higher density housing to achieve stated goals in the 2008 Housing Element.

- C. The proposed Zone Change is consistent with the General Plan since it retains the underlying land use categories set forth in the Land Use Element and Map and adds the housing opportunity desired in the Housing Element.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Zone Change 12-02 as indicated in Exhibit A.

PASSED, APPROVED and ADOPTED, the 9<sup>th</sup> day of January, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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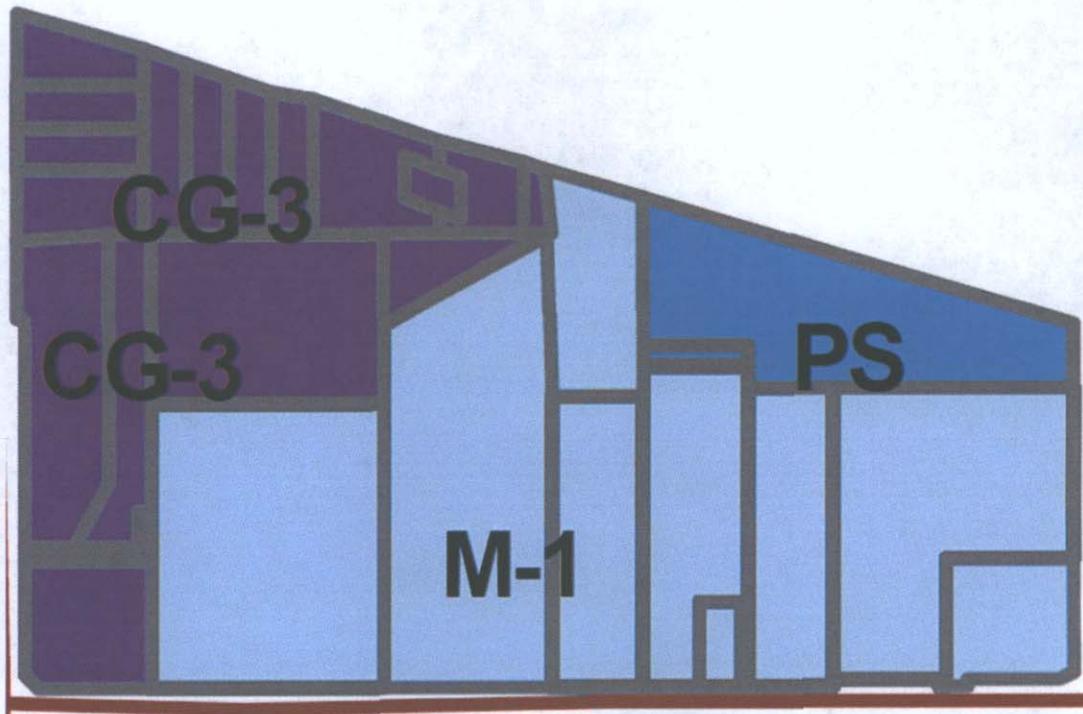
Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton, Planning Secretary

**EXHIBIT A**



**ADD (AHO-2) TO THE CG-3, PS & M-1 ZONES ABOVE**



## AGENDA ITEM STAFF REPORT

**TO:** Honorable Mayor and Members of the City Council  
For the Meeting of January 22, 2013

**FROM:** Larry Stevens, Assistant City Manager-Community Development

**INITIATED BY:** Ann Garcia, Community Department

**SUBJECT:** EECAP – Electrical Energy Action Plan

### **SUMMARY**

*Southern California Edison (SCE) awarded funding to the San Gabriel Valley Council of Governments (SGVCOG) to implement activities to achieve statewide energy efficiency goals.*

*The City participated in a partnership with SGVCOG and 27 member cities to address energy efficiency and develop plans and programs as part of the CPUC's California Long-Term Energy Efficiency Strategic Plan.*

*(Due to the size of the document, 2 copies have been provided for review and placed in the City Council Office.)*

### **BACKGROUND**

In 2008 the City established a list of the top five goals for Energy Efficiency and Conservation based on short-term and long-term objectives.

The top 5 City Goals identified were:

1. Engage, support and educate of residents and the business community in their efforts to go green.
2. Identify and commit to best practices for emissions reduction from energy and water use in all City Operations.
3. Conduct energy audits and collect key data and information in order to develop and implement a prioritized set of measures.
4. Promote to the extent possible energy efficiency and water conservation in City housing programs
5. Reduce greenhouse gas emissions from transportation through land use, fleet conversions, mode shifting and other strategies.

These five goals were the drivers for the City to develop an Energy Efficiency and Conservation Strategy (EECS). This year we worked with the SGVCOG and consultant PMC, to create a regional collaboration in energy efficiency and conservation.

### **DISCUSSION**

The San Dimas Electrical Energy Action Plan (EEAP) focuses on how the city can preserve its resources while continuing to reduce energy use.

The goals of the Electrical Energy Action Plan are to:

- Determine the City's **existing** and **future energy use**.
- Create an **electrical energy efficiency strategy** to meet the City's energy reduction goals.
- Assist in meeting the **regional goals of greenhouse gas (GHG) reductions** and long-term energy efficiency.

The EEAP includes six chapters and identifies goals and strategies that may help in reducing our energy use in the community and in our government operations. The sections included are: an introduction that identifies the purpose and scope of the Plan; an updated GHG Inventory and Forecast from our last document that was completed in 2008; a section on our City's Electrical profile, which reviews the most common uses of electricity; the electrical energy efficiency strategy; a chapter on implementation of the strategy; and a final conclusion.

The City continues to look at our operations and facilities to identify projects that can increase our operational productivity, cost savings, and the quality of life for residents, employees and businesses. Some Municipal projects that demonstrate our commitment to the community on minimizing our energy use and protecting our natural resources are:

- Near-Term Municipal Projects
  - HVAC Scheduling
  - Lighting Controls Refurbishments
  - HVAC Improvements
  - Lighting Technology Upgrades
  - Outdoor LED lighting
  - HVAC Retrofits
- 296,400 kWh and nearly \$83,000 saved annually
- Potential SCE Incentives: \$49,580

The goals and actions within the Plan are meant to serve as a road map for reducing electricity use in the community and municipal facilities.

## **RECOMMENDATION**

Community Department recommends that the City Council receive and file the Electrical Energy Action Plan as outlined in the staff report.

Prepared By:

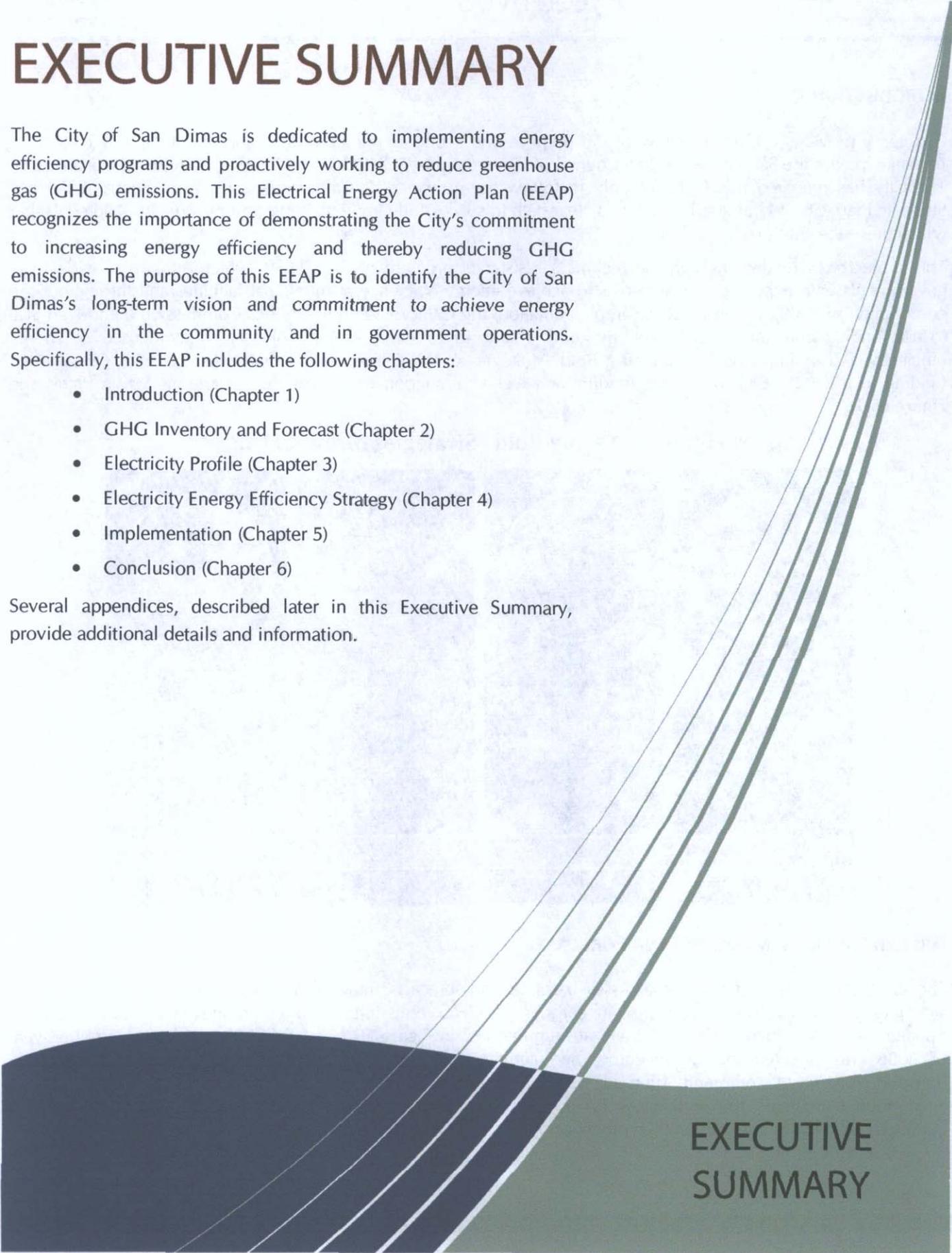
Ann Frances Garcia  
Administrative Aide

# EXECUTIVE SUMMARY

The City of San Dimas is dedicated to implementing energy efficiency programs and proactively working to reduce greenhouse gas (GHG) emissions. This Electrical Energy Action Plan (EEAP) recognizes the importance of demonstrating the City's commitment to increasing energy efficiency and thereby reducing GHG emissions. The purpose of this EEAP is to identify the City of San Dimas's long-term vision and commitment to achieve energy efficiency in the community and in government operations. Specifically, this EEAP includes the following chapters:

- Introduction (Chapter 1)
- GHG Inventory and Forecast (Chapter 2)
- Electricity Profile (Chapter 3)
- Electricity Energy Efficiency Strategy (Chapter 4)
- Implementation (Chapter 5)
- Conclusion (Chapter 6)

Several appendices, described later in this Executive Summary, provide additional details and information.



EXECUTIVE  
SUMMARY

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# EXECUTIVE SUMMARY

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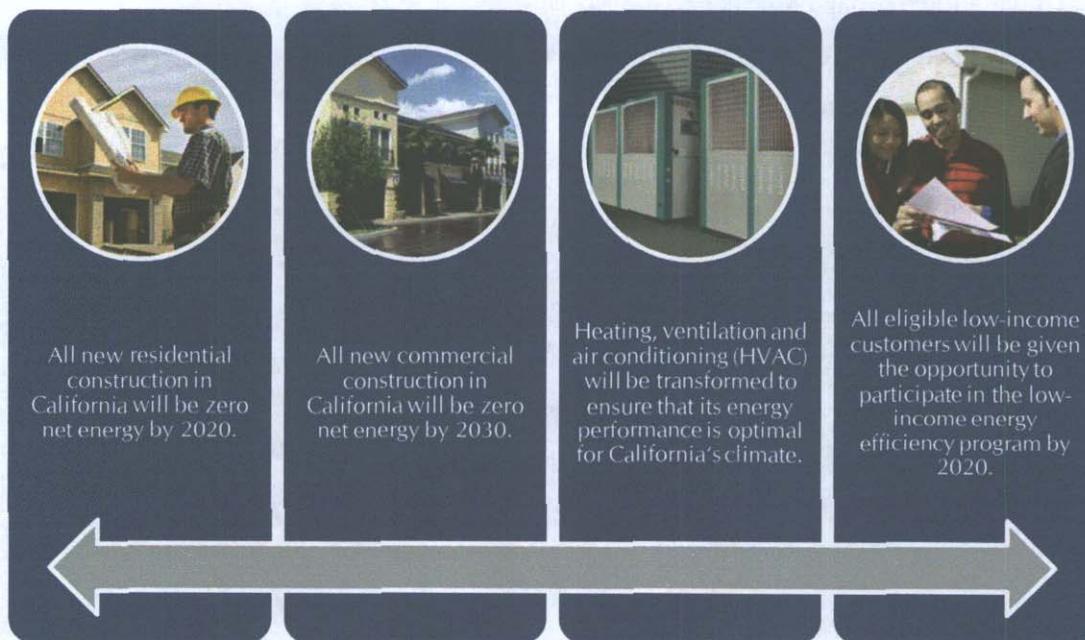
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## INTRODUCTION

Chapter 1 provides a brief overview of the purpose and scope of this EEAP and how this Plan was created in partnership with the San Gabriel Valley Council of Governments (SGVCOG) and Southern California Edison (SCE). The City has prepared this Plan not only to follow the guidance of California’s Long Term Energy Efficiency Strategic Plan (CEESP) but also to identify a clear path to successfully implementing actions, policies, and goals that will achieve the City’s reduction targets.

This project was funded through the technical assistance program of the CEESP, which aims to provide local governments with expertise and resources to achieve energy efficiency at municipal facilities and throughout the community. In 2009, as part of CEESP implementation, the California Public Utilities Commission authorized SCE to use funding from the electricity public goods charge to complete strategic plan activities focused on energy efficiency. SCE is implementing the “Big Bold” strategies of the CEESP, and through this process, SCE awarded funding to the SGVCOG to provide funding and technical support for preparation of Energy Action Plans (see **Figure ES-1**).

**Figure ES-1: “Big Bold” Strategies of the CEESP**

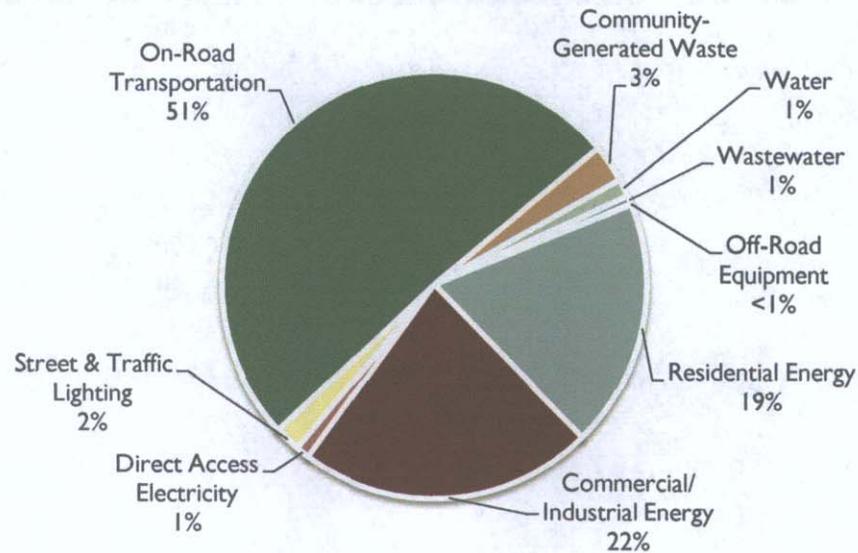


## GREENHOUSE GAS INVENTORY AND FORECAST

The GHG inventory and forecast assesses baseline and forecasts future GHG emissions in order to develop strategies to reduce these emissions. Inventories of GHG emissions from community-wide and municipal operations are described in Chapter 2 and are summarized in **Figure ES-2** and **Table ES-1**, below. A baseline year of 2006 was selected for the inventory and activity data for 2010 community sectors including energy, transportation, waste, community off-road, wastewater, and water were translated into GHG emissions to serve as a common benchmark that will allow for accurate comparison between all cities in the San Gabriel Valley participating in the Energy Action Plan process.

# EXECUTIVE SUMMARY

**Figure ES-2: Community-Wide GHG Emissions by Sector, 2006**



**Table ES-1: 2006 and 2010 Activity and GHG Emissions Comparison**

Sector	MTCO <sub>2</sub> e	Percentage of Total
Residential Energy	57,510	19%
Commercial/Industrial Energy	68,850	22%
Direct Access Electricity	3,190	1%
Street and Traffic Lighting	6,050	2%
On-Road Transportation	156,650	51%
Community-Generated Waste	8,780	3%
Water	4,200	1%
Wastewater	1,910	1%
Off-Road Equipment	170	<1%
<b>Total*</b>	<b>307,310</b>	<b>100%</b>

\* Due to rounding, the total may not equal the sum of component parts.

A business-as-usual (BAU) projection is an estimate of how emissions would grow if consumption trends and efficiencies remain at their 2006 levels and the number of people, households, and jobs continue to grow in San Dimas (see **Table ES-2**) or the status quo scenario before state, regional, and local reduction efforts are taken into consideration. The BAU projection uses various growth indicators and sources that are detailed in **Appendix B**.

## EXECUTIVE SUMMARY

**Table ES-2: Comparison of Community-wide BAU Forecasts by Sector, 2006 and 2010 (MTCO<sub>2e</sub>)**

Sector	2006	2010	2020	2035
Residential Energy	57,510	52,890	59,090	60,510
Commercial/Industrial Energy	68,850	46,000	71,480	74,110
Direct Access Electricity	3,190	7,020	11,130	11,540
Street and Traffic Lighting	6,050	5,920	6,050	6,050
Transportation	156,650	153,750	161,610	167,130
Solid Waste	8,780	6,650	8,570	8,760
Off-Road Equipment	170	380	760	270
Water	4,200	3,920	4,100	4,190
Wastewater	1,910	1,780	1,860	1,910
<b>Total</b>	<b>307,310</b>	<b>278,310</b>	<b>324,650</b>	<b>334,470</b>
<b>Percentage Growth</b>	<b>0</b>	<b>-9%</b>	<b>6%</b>	<b>9%</b>

### ELECTRICITY PROFILE

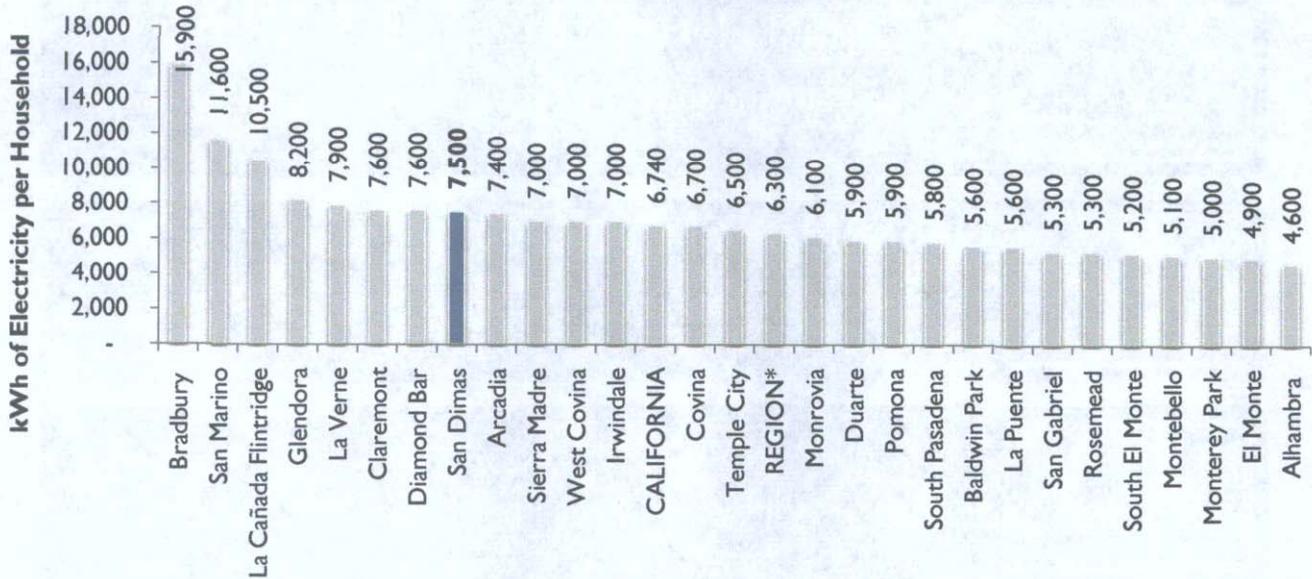
The electricity profile included in Chapter 3 describes the residential and nonresidential as well as municipal energy use in the City of San Dimas. These homes and businesses receive their electricity from SCE, which generates it from coal, natural gas, the Big Creek Hydroelectric Plant, the San Onofre Nuclear Generating Station, and renewable energy sources such as biomass, geothermal, solar, and wind farms.

Generating electricity from coal and natural gas produces GHG emissions from burning those fuels. The amount of electricity used to power homes and businesses determines how much power SCE needs to generate and the quantity of GHGs emitted. If the energy needed for daily activities is decreased, reductions can be achieved in the amount of electricity SCE needs to generate and the GHG emissions associated with that power.

San Dimas's electricity uses are tied to the built environment, which is predominantly characterized by residential land uses. As shown in **Figure ES-3**, each San Dimas household used an average of 7,500 kilowatt-hours (kWh) in 2010. This amount is more than the California average of 6,740 kWh and more than the SGVCOG project average of 6,300 kWh. By providing a breakdown of the electricity used in San Dimas' homes and businesses, the strategy can effectively address the different user groups.

# EXECUTIVE SUMMARY

**Figure ES-3: Annual Average kWh of Electricity Use per Household, 2010**



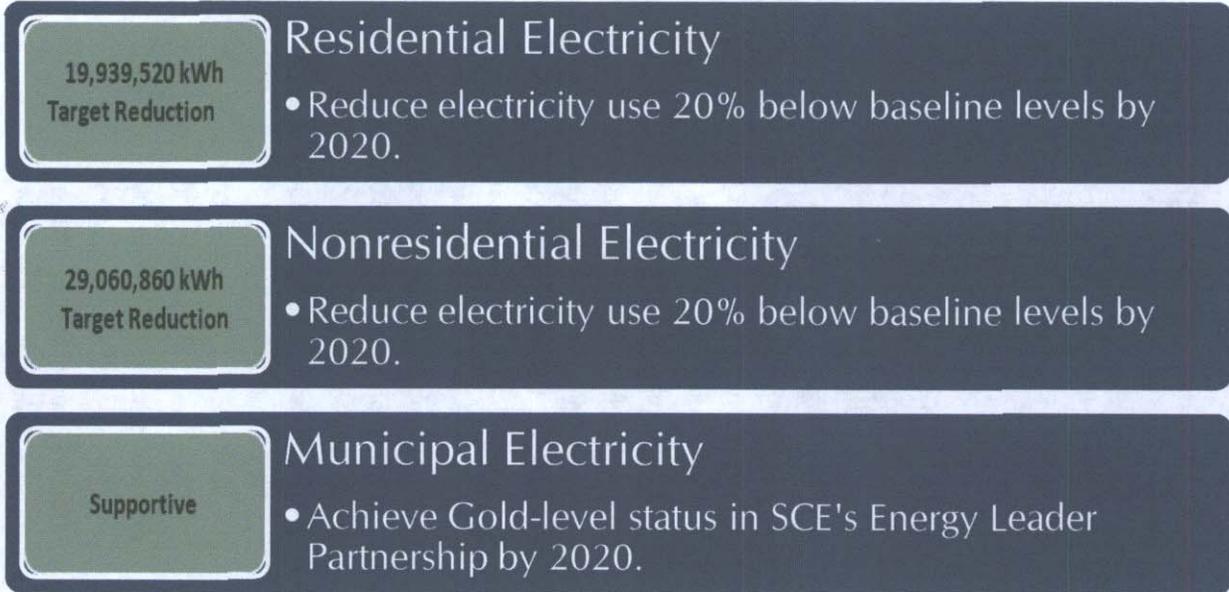
\*Regional electricity trends represent the San Gabriel Valley average for all 27 cities participating in the EAP project.

## ELECTRICITY ENERGY EFFICIENCY STRATEGY

The City of San Dimas has identified key energy efficiency targets that support the goals of the Energy Leader Partnership and the local planning priorities in Chapter 4. Consistent with the California Public Utility Commission's CEESP, the focus of this Plan is on electricity efficiency, which provides the added benefit of reducing GHG emissions. In order to achieve the State-recommended GHG reduction target of 15% below baseline emissions levels by 2020 and the electricity reduction targets for each electricity sector that were developed through this planning process, the City of San Dimas will need to implement the goals, policies, and actions set forth in this document (see **Figure ES-4**).

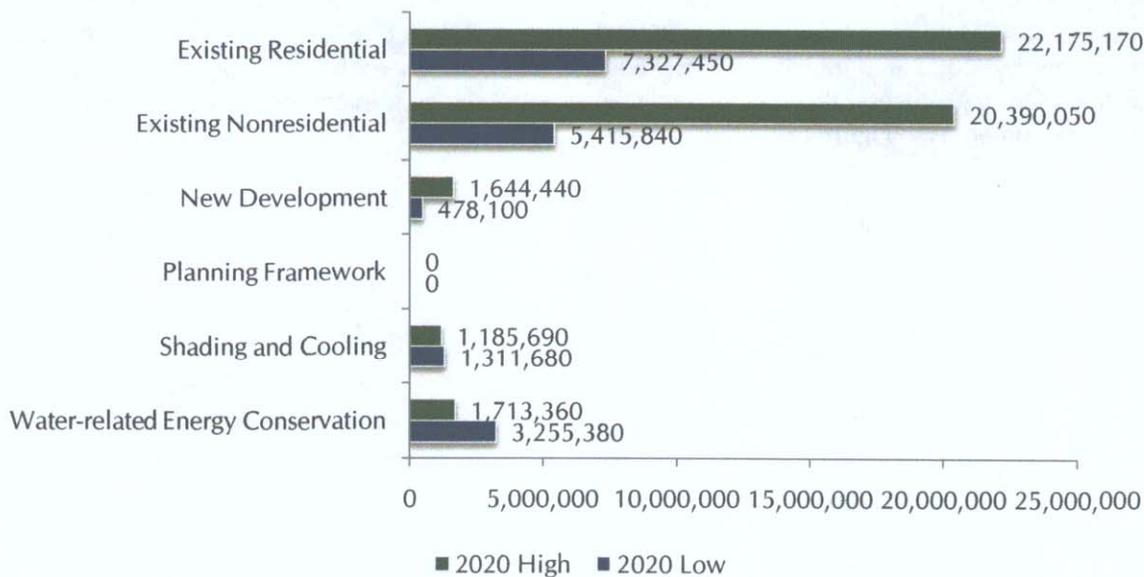
# EXECUTIVE SUMMARY

**Figure ES-4: San Dimas's Energy Efficiency Targets**



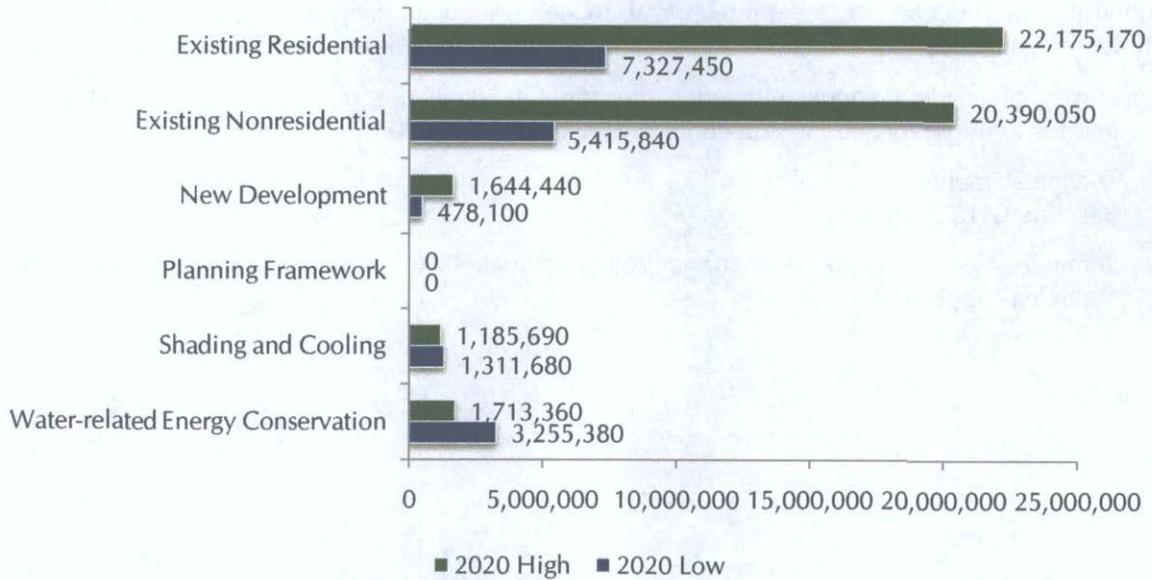
The actions included in this Plan build upon measures included in previous efforts and are a diverse mix of programs for both new and existing development. This EEAP identifies a clear path for San Dimas to achieve the community-wide electricity reduction targets for both residential and nonresidential uses. **Figures ES-5 and ES-6** identify the low and high estimates for both kWh and MTCO<sub>2e</sub> reductions by 2020.

**Figure ES-5: Estimates 2020 kWh Savings by Goal**



# EXECUTIVE SUMMARY

**Figure ES-6: Estimates 2020 MTCO<sub>2</sub>e Savings by Goal**



## IMPLEMENTATION

To ensure successful implementation of the EEAP, several strategies and supporting actions have been included in Chapter 5, the implementation chapter. This chapter also includes an implementation matrix with details specific to each policy such as the electricity and GHG reductions that can be achieved. The implementation matrix will be a critical tool in monitoring the City's progress toward implementing the EEAP.

## CONCLUSION

This EEAP is an opportunity for the City to create and achieve a long-term vision for energy efficiency. The City of San Dimas has developed this EEAP as part of a regional framework that allows for close coordination and consistency between communities located in the San Gabriel Valley while responding to local community characteristics, values, and planning frameworks. Although the primary focus of this Plan is on reducing electricity and related GHG emissions, the policies and actions in this Plan also provide the ancillary benefits of improving air quality and the quality of life, enhancing natural areas, and stimulating the local economy through incentives in energy efficiency.

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## EXECUTIVE SUMMARY

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### **APPENDICES AND SUPPLEMENTAL MATERIALS**

To streamline the main document, several technical appendices have been prepared to provide additional detail and information regarding GHG reductions and sources. This Plan includes the following three appendices:

- Survey of resident energy efficiency priorities and activities used to inform the strategy regarding feasible community actions (**Appendix A—Personal Energy Action Survey**).
- Technical memorandum about GHG emissions inventory results and methodologies (**Appendix B—Baseline GHG Inventory**).
- Summary of sources and assumptions used to estimate GHG reductions for each action (**Appendix C—Technical Appendix**).



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
For the Meeting of January 22, 2013

**FROM:** Blaine Michaelis, City Manager *Bm*

**SUBJECT:** Update Los Angeles County Clean Water Clean Beaches Measure

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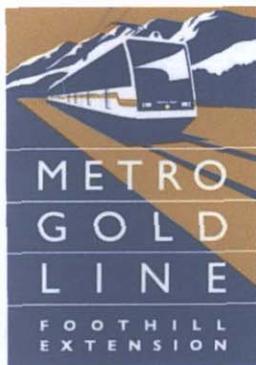
## **SUMMARY**

*January 15, 2013, the County Board of Supervisors conducted a hearing regarding a Measure to assess properties to collect funds to address storm water quality issues and water quality permit requirements.*

*On a 3-2 vote the Supervisors postponed the implementation of the Measure for 60 days with instructions for staff to consider including a sunset clause, listing of projects to be completed, and the possibility of placing the decision to raise money on a general ballot before the electorate instead of a property owner mail-in ballot. Also, there appears to be an interest in looking at ways to provide some kind of credit against the assessment for property owners that have installed storm water improvements.*

## **RECOMMENDATION**

Because the Clean Water Clean Beaches Measure will be modified over the next 60 days, staff recommends that we track the County's changes and schedule an update on the revised Measure provisions when they are prepared for consideration by the County Board of Supervisors.



## FOOTHILL EXTENSION Monthly Project Status Memo

Below is an update on the Metro Gold Line Foothill Extension Construction Authority's projects:

**Pasadena to Azusa Update:** The FTC (Foothill Transit Constructors – a Kiewit Parsons Joint Venture) team has made significant progress on the design for the 11.5-mile light rail extension. The majority of packages have been approved for construction, and all packages are on schedule to be completed in March 2013.

Additionally, significant construction has started. This is especially true in Azusa, where work is already underway to relocate the freight track in advance of the light rail track construction; and in Monrovia, where crews are mass grading the 24-acre operations campus. Just this week work started in Arcadia on the Colorado Boulevard Bridge, and construction will begin next week on the Foothill Bridge in Azusa.

These and other upcoming activities will require periodic and/or long-term closures of lanes and streets, noise and other local impacts and the Construction Authority is committed to doing everything possible to inform neighbors and the general public of the expected impacts.

Starting this month, the Construction Authority will begin sending e-notices of the latest closures, anticipated impacts, and general hotspots along the corridor. If you have not already, we encourage you to sign up to receive these construction notices at [www.foothillextension.org](http://www.foothillextension.org).

**Gold Line Bridge completed on-time and on-budget:** On December 15, 2012, over three hundred and fifty honored guests, elected officials and local stakeholders came together to mark the on-time, on-budget completion of the Gold Line Bridge, and to thank the men and women helped design and build the structure.

The bridge is the first element of the Pasadena to Azusa segment to be completed, and Skanska USA did a tremendous job over the last 29 months of designing and building the 584-linear foot sculptural bridge. The bridge has now been turned over to FTC for installation of track and other elements, as part of the overall light rail extension project. Below are two photos of the finished bridge:

